
Part XIX

Central Mountain Community Plan

San Diego County General Plan

Adopted
January 3, 1979
GPA 78-03
Amended
April 17, 2002
GPA 01-01

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CERTIFICATE OF ADOPTION

I hereby certify that this Plan, consisting of a deletion of a map and text as revised by General Plan Amendment (GPA) 01-01, is the **Central Mountain Subregional Plan** and is a part of the Land Use Element, Section II, Part XIX, of the San Diego County General Plan, and that it was considered by the San Diego County Planning Commission on the 8th day of March 2002.

David B. Kreitzer, Chairman

Attest: Gary L. Pryor, Secretary

I hereby certify that this Plan, consisting of a map and text, as revised by General Plan Amendment (GPA) 01-01, is the **Central Mountain Subregional Plan** and is a part of the Land Use Element, Section II, Part XIX, of the San Diego County General Plan, and that it was adopted by the San Diego County Board of Supervisors on the 17th day of April 2002.

Ron Roberts, Chairman

Attest: Thomas J. Pastuszka, Clerk of the Board

Adopted January 3, 1979, GPA 78-03
Latest Amendment April 17, 2002, GPA 01-01

A complete history of the amendments to this Plan is available at the Department of Planning and Land Use.

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PREFACE

The Central Mountain Subregional Plan consists of this text (except for the Appendix and Index) and the Land Use Plan Map. It is Part XIX of the Community Plans, and together with the eleven Countywide Elements constitutes the long range planning document for the Subregion. The Plan is intended to promote orderly development, protect environmental and man-made resources, implement the County's objectives for growth management, and guide future land use decisions.

This Plan was prepared by the County Department of Planning and Land Use, and by the Cuyamaca, Descanso and Pine Valley Sponsor Groups.

The Land Use Plan Map provides the basis for the specific zoning regulations applied to land within the Subregion. The Plan Text provides planning goals and related policies and recommendations for implementing the plan through various guidelines and regulatory measures.

Each chapter of the Plan Text contains a subject area which coincides with an adopted element of the County General Plan. Within each chapter of this Plan Text are Goals, Findings, Policies and Recommendations. The term "goal" as used herein refers to a purpose or an ultimate end towards which an effort is directed. The use of the term "findings" as used herein refers to basic statements of fact and judgements about these facts. The term "policy" as used herein refers to those principles which guide the allocation of County resources toward prescribed outcomes, and guide the review of projects within the Subregion.

The Central Mountain Subregional Plan Text supplements all elements of the General Plan with specific emphasis on the planning needs of the Subregion.

CENTRAL MOUNTAIN SUBREGIONAL PLAN LOCATION

INTRODUCTION

The Central Mountain Subregion lies east of Alpine and Ramona, west of the Desert Subregion, south of Julian, and north of the Mountain Empire Subregion. The Central Mountain Subregion is one of the most scenic areas in the County. It is a recreational and agricultural resource for the entire County. It offers its residents and visitors a place to experience tranquillity and the beauty of undisturbed nature. A map of the Central Mountain Subregion can be found on page v.

The Indians, who lived in the Subregion for at least seven thousand years before the Spanish came, were a peaceful people who summered in the area and wintered in the desert to the east or in the foothills of the Laguna Mountains. They were the Kumeyaay Indians. Cuyamaca was known to the Kumeyaay as "Ah-ha-kwe-ah-mac" meaning "Rain Beyond" or "The Place Where it Rains", and Descanso was known as "Na-Wa-Ti-e" (rendered in Spanish as "Guatay") which means "Council House" or "Big Chief's House". The Subregion is rich in archaeological sites in great part because of the Kumeyaay Indians.

[For more information, the reader is encouraged to read the Archaeological/Historical Resources Section of the Environmental Impact Report prepared for this Update and Descanso, "Place of Rest" published by the Friends of the Descanso Library.]

The Central Mountain Subregion communities are: Cuyamaca, Descanso, Guatay, Pine Valley, and Mount Laguna. There are two public recreation and wilderness areas in the subregion: Cuyamaca Rancho State Park consisting of approximately 25,000 acres, and approximately 120,000 acres of the Cleveland National Forest.

The Subregion covers approximately 200,000 acres, 78 percent of which are in public ownership or in the Inaja, Cosmit, La Posta or Capitan Grande Indian Reservations. The principal types of vegetation found in the subregion are Southern Oak Woodland which consists of two communities: the mountain woodland and the valley woodland, the Coniferous forest, chaparral and riparian vegetation. The Central Mountain Subregion contains most of the highest mountains in the County: Cuyamaca Peak (6,512 feet), Cuyapaipe Mountain (6,378 feet), Monument Peak (6,272 feet), and North Peak (5,993 feet). Other striking features of this subregion are: Cuyamaca Lake, a reservoir for the Helix Water district; the northern tip of El Capitan Reservoir; meadows and coniferous forests; and spectacular views of the Anza Borrego Desert from the Sunrise Highway.

As of January 1, 1990, the Central Mountain Subregion is estimated to have approximately 4,264 residents, distributed as follows: Cuyamaca Area: 250, Descanso Area: 2,300, Pine Valley Area: 1,664, and the area north of El Capitan Reservoir: 50. The buildout of the Subregion is estimated at low and high residents, and low and high dwelling units with no population assigned to Cuyamaca Rancho State Park, lands within the Cleveland National Forest, other public lands or Indian Reservations.

The Subregion is completely dependent on groundwater, thus managed growth is extremely important to ensure that present and future residents have adequate water supplies and that groundwater quality remains high. The fact that the Subregion is completely dependent on groundwater for its water supply is a critical factor in any land use decision because, even though historical records exist on the amount of annual precipitation, no good records exist on the amount of water that is stored underground.

There are three Sponsor Groups representing the Central Mountain Subregion: the Cuyamaca Sponsor Group, the Descanso Sponsor Group, and the Pine Valley Sponsor Group as shown on page 3. Maps of the areas represented by these Sponsor Groups can be found on pages 113, 114 and 116. The area north of El Capitan Reservoir shown on page 117 is not represented by a Sponsor Group. The Cuyamaca Sponsor Group Area covers approximately 49,925 acres or 78.01 square miles; the Descanso Sponsor Group Area covers approximately 19,483 acres or 30.44 square miles; the Pine Valley Sponsor Group Area covers approximately 95,396 acres or 149.86 square miles; and the No Sponsor Group Area covers 44,706 acres or 69.85 square miles. Additionally, an area of mutual concern between the Descanso and Pine Valley planning areas has been identified. It was adopted by the Descanso and Pine Valley Sponsor Groups because of their concern that future projects along Highway 79 and Old Highway 80 could impact both planning areas. A map of this 2,000 foot-wide area of mutual concern can be found on page 115. It is intended that all discretionary projects on land within this area, be reviewed by both the Descanso and Pine Valley Sponsor Groups.

The Goals and Policies contained in each of the chapters of this text listed under one of the Sponsor Groups apply only to lands and projects within that Sponsor Group area. The Goals and Policies not specifically identified with one of the three Sponsor Groups apply to all properties and projects within the Subregion. Adopted Specific Plans are regulated by the goals and policies contained in the adopted Specific Plan Text and by the adopted Resolution for the Specific Plan.

CENTRAL MOUNTAIN SPONSOR GROUPS

1. **COMMUNITY CHARACTER**

GOALS

1. PRESERVE THE SMALL-TOWN, RURAL CHARACTER OF THE COMMUNITIES IN THE SUBREGION AND THE NATURAL AMBIANCE OF MOUNTAINS, HILLS, VALLEYS AND PUBLIC LANDS.
2. ENCOURAGE THE PROTECTION OF EXISTING VEGETATION, WILDLIFE AND OTHER NATURAL RESOURCES.
3. DISCOURAGE HIGH-DENSITY PUBLIC AND PRIVATE DEVELOPMENT.

FINDINGS

The Central Mountain Subregion contains seven areas with their own unique identities but with similar natural characteristics such as topography, undisturbed habitats, dependence on groundwater, and large acreages of public lands. These areas are: Cuyamaca, Descanso, Pine Valley, Guatay, Buckman Springs, Mt. Laguna, and land north of El Capitan Reservoir. The Central Mountain Subregion is one of the most scenic areas of the County of San Diego. It is a recreational resource for the whole County and offers urbanites a place to experience the tranquillity and the beauty of undisturbed nature.

San Diego County has experienced a rapid rate of growth in rural unincorporated areas which has diminished the identity of these areas. There exists a need to preserve a rural form of life-style within San Diego County in spite of pressures to urbanize rural areas, particularly those within the urban fringe.

CUYAMACA

The Cuyamaca area is characterized by: Cuyamaca Lake which is also its main recreational resource, limited commercial services serving visitors and the few residents, residences nestled among Jeffrey and Coulter pine trees on North Peak, portions of four very scenic roads: Highway 79, Sunrise Highway, Engineers Road and Boulder Creek Road, vast acreages of public lands, two very large agricultural preserves, open meadows, and the Inaja Indian Reservation. Another characteristic of the Cuyamaca Sponsor Group Area is that many lots and residences are owned as second home properties. The main visual characteristic of the area is the predominance of natural features such as coniferous forests, meadows, peaks, and Cuyamaca Lake, with few residences visible from roads.

DESCANSO

Descanso is a rural mountain community bounded by Cuyamaca Rancho State Park, the Cleveland National Forest, and located on a loop to the west of Highway 79. The town is nestled in a river valley, with open meadows, oak groves and pine trees. Descanso residents enjoy their tranquillity and a slow, peaceful, easy lifestyle. The valued resources of Descanso include oak, pine, manzanita and woodlands mixed with chaparral, grassland meadows, seasonal creeks below rocky peaks, and an abundance of wildlife. These resources are enjoyed by the riders and hikers using the many trails that crisscross the area. The Descanso area is also rich in historical and archaeological sites. Many of the existing residences were built as summer cabins in the early part of this century, and help define Descanso's charm. Because Descanso has grown slowly, there is a strong sense of community and a low crime rate.

PINE VALLEY

The community of Pine Valley is in the southeast portion of the Subregion, 50 miles east of San Diego, along both sides of Old Highway 80. The valley floor, at an elevation of 3,700 feet, has an abundance of large oak and Jeffrey pine trees, manzanita and lilac, and is surrounded by the higher Laguna mountains. The community is bordered on four sides by the Cleveland National Forest, which prevents lateral expansion of any private interest.

In Indian times the area was mainly used as an encampment for the Kumeyaay Indians and several remnants of their habitation can still be found today throughout the area. In the 1890's, it developed as a mountain refuge for families from both San Diego and Imperial Counties, and most residences were built as second homes. Today, the population, estimated at 1,600, consists mostly of full-time residents.

Today, there is a strong equestrian influence around "the meadow" and excellent riding trails are available. The area is also favored by bicyclists and is a center for hiking into the surrounding mountains.

GUATAY

Guatay is located on Old Highway 80 at an elevation of 4,000 feet, overlooking Descanso on the west and Pine Valley on the east. Guatay has an abundance of oak trees, Manzanita, Wild Lilac and a grove of rare Tecate Cypress. Guatay is surrounded by National Forest and by the Samagatuma Ranch. This supplies Guatay with an abundance of open space and wildlife habitat. Guatay has approximately 600 to 650 permanent residents. It is approximately three miles long from east to west, with most of the commercial at the east end. Scattered commercial and civic uses are located throughout the town.

MOUNT LAGUNA

The Mount Laguna area is characterized by its moderate to cool summer mountain climate, natural pine-oak forests with various types of wildlife, a rural atmosphere with picnic areas and campgrounds, and panoramic desert views. The few residences and cabins in the area are generally constructed of logs, wooden planks, and many times, stonework, which reflect the rustic charm of decades gone by. The community itself is the center of the Federally Designated Mount Laguna Recreation Area.

Sunrise Highway, the only access road of consequence to the Laguna Mountain area, is a picturesque, winding, two-lane mountain road with a variety of scenery: from nearby mountains covered with chaparral, to meadows and conifers, to desert panoramas. Although the road capacity is adequate for residents and visitors throughout most of the year, it becomes extremely congested on weekends during the snow season. This fact has resulted in several instances of community concern for the safety of visitors and the accessibility to the area for the residents. A significant increase in traffic would adversely affect the environment as well as the wildlife.

A great many of the residents in the area are either retired, semi-retired, or looking forward to retirement. Most have moved to the Mount Laguna area to get away from the noise, smog, traffic, etc., associated with fast-paced urban development, and crowded conditions.

The lack of available groundwater, and the fact that the area is surrounded by the National Forest has resulted in very little population growth as compared to the majority of San Diego County; a favorable condition in many ways because it reflects the hopes and desires of the community for low-density and limited growth.

BUCKMAN SPRINGS

Buckman Springs is an area east of Pine Valley characterized by large meadows dotted with oaks and cattle, a CALTRANS rest stop, the Mountain Empire Junior/High School, and an SDG&E maintenance facility. Buckman Springs is one of the most scenic areas in the Subregion.

POLICIES AND RECOMMENDATIONS

A. GENERAL

1. The County should consider adopting a Tree Preservation or Protection Ordinance to preserve significant trees in the Subregion. [CP]
2. Mature healthy trees shall be preserved whenever possible in all public and private developments except when recommended for removal by a professional forester to promote the health of the forest or by a Fire Protection District. [CP]

3. Stands and forests of oaks, coniferous and deciduous trees shall be conserved to maintain the ambiance which defines the character of the communities in the Subregion. [CP]
4. Open space easements should be placed over all significant stands of native vegetation as identified in the environmental analysis. [CP]
5. Discretionary permit requests should identify trees which may need to be removed and provide for three replacement trees, preferably of the same species, for each tree removed at appropriate locations elsewhere on the subject property. Replacement trees are to be healthy and maintained until established. [CP]
6. Creeks, rivers and wetlands shall be preserved as scenic open space and should be maintained in as natural a state as possible. [CP]
7. Enhance the community character of the Subregion by incorporating significant natural features such as native vegetation and rock outcroppings into the design of residential developments. [CP]
8. Grading shall be strictly limited so that structures conform to the natural terrain. [CP]
9. Revegetate and landscape all manufactured slopes subject to a grading permit, major use permit or site plan, using native or naturalizing plants. [CP]
10. Large developments should utilize a variety of site orientations, roof lines, exterior building materials and colors so as to avoid uniform tract-like housing developments. [CP]
11. Clustered projects may be allowed only if at least 40 percent of the project is in a permanent open space easement. Clustered housing is an option if the number of dwelling units proposed is not more than the lot yield that could be obtained by the current zoning. The area where clusters of lots smaller than required by the Plan or Zone are proposed should not exceed 25 percent of the gross acreage. That core shall be located so as to minimize the visual impact to the community. Clustering of residential development, however, is prohibited on FCI affected lands as stipulated in the (23) National Forest and State Parks Land Use Designation in the Land Use Element. [CP]
12. Preserve the rural character by not requiring urban-scale improvements such as sidewalks, curbs, gutters and street lighting where the public health, safety and welfare is not endangered. [CP, DPW]

13. All major subdivisions requiring major grading permits shall have an approved landscaping plan. [CP]
14. Encourage the preservation and addition of hiking and riding trails. [CP, DPW]
15. Recreational Vehicle Parks shall be sensitively designed and in scale and harmony with the Subregion and surrounding communities. [CP]
16. Carefully apply animal regulations in order to maintain rural lifestyle while recognizing that animals on small lots can create nuisances for neighbors. [CP]
17. Land outside the Country Towns should not subdivide into lots less than four acres in size. [CP]

B. CUYAMACA

1. Architectural styles shall reflect the historic past of Cuyamaca. Wood and stone materials, used singly or in combination, shall be the predominant materials for all exteriors. [CP]
2. Residential developments on 20 acres or more shall propose a variety of house designs in harmony with existing homes in the area. [CP]

C. PINE VALLEY

1. Gateways to the Pine Valley Community from the freeway should be landscaped with pine and other indigenous plants beginning at freeway on and off ramps. [CP]
2. Encourage the County, State and Federal governments to reforest the Pine Valley area to minimize the visual impact of perimeter dwellings and buildings that currently exist, as well as those in the future. [GEN]
3. The equestrian facility on the meadow in the center of the Pine Valley Country Town has been an important asset to the community and its continuation is encouraged for the recreation and enjoyment of the community. [CP]

2. **LAND USE**

GOALS

A. GENERAL

1. PRESERVE THE INTEGRITY OF THE CLEVELAND NATIONAL FOREST AND THE CUYAMACA RANCHO STATE PARK BY MINIMIZING IMPACTS OF ACTIVITIES ON PRIVATE INHOLDINGS OR ADJACENT PROPERTIES.
2. MINIMIZE IMPACTS OF ACTIVITIES ON PUBLIC LANDS ONTO PRIVATE LANDS.
3. RESTRICT DEVELOPMENT TO THAT CONSISTENT WITH RURAL COMMUNITIES.
4. PRESERVE A LOW-DENSITY PATTERN OF DEVELOPMENT AND MINIMAL LEVEL OF CONVENIENCE SERVICES.
5. RETAIN AND ENHANCE THE RURAL CHARACTER OF COMMUNITIES.
6. PRESERVE THE NATURAL ENVIRONMENT AND NATURAL HABITAT OF WILDLIFE TO THE GREATEST EXTENT POSSIBLE.

B. PINE VALLEY

1. ENCOURAGE A CONTINUING MOUNTAIN ATMOSPHERE IN GUATAY BY PLANNING FOR A BALANCED COMMUNITY.
2. RESTRICT TYPES OF DEVELOPMENT IN MOUNT LAGUNA TO THOSE COMPATIBLE WITH A FEDERALLY DESIGNATED RECREATION AREA.

FINDINGS

A Table of Land Use Designations in the Cuyamaca, Descanso and Pine Valley Sponsor Group Areas can be found on pages 14, 15 and 16. This Table breaks down land ownership according to Private, Public and Indian Reservations. Even though the County does not have jurisdiction over Federal, State and Indian Reservation lands, such lands constitute such a large percentage of the Subregion that this information was determined to be a necessary inclusion in the text.

The Central Mountain Subregion contains five unique and charming communities: Cuyamaca, Descanso, Guatay, Mt. Laguna and Pine Valley. These communities vary in size and level of convenience services. Each of these communities are described below.

CUYAMACA

The Cuyamaca area has approximately 250 permanent residents, 50 second home residents, and no commercial services except for two businesses associated with Lake Cuyamaca: the Lakeland Resort, which consists of a restaurant, bar, game room and two cabins, and the Lake Cuyamaca Restaurant and Store, adjacent to Cuyamaca Lake, and two campgrounds and picnic areas. The neighborhoods are Cuyamaca Woods, Cuyamaca Resort, and the North Peak area. The remainder of the Cuyamaca area consists of scattered residences on large parcels, two large agricultural preserves, most of Cuyamaca Rancho State Park, and a portion of the Palomar District of the Cleveland National Forest. The Cuyamaca area has experienced a significant increase in traffic, traffic noise, and litter from tourists on their way to and from Julian, and from visitors who recreate on public and private lands. The attractiveness of Cuyamaca Lake as a destination recreational experience has not decreased even though the lake level has dropped significantly in the last ten years due to the drought. The continued attractiveness of Cuyamaca Lake is most likely due to its scenic setting and the growth in population of San Diego County. The Cuyamaca area has had groundwater supply problems for many decades. This constraint, together with the desire of local residents and residents of more urban communities to preserve the area's rural charm and scenic beauty will severely limit the future development of Cuyamaca.

DESCANSO

The Descanso area is home to approximately 2,300 residents. The town of Descanso has grown around the intersection of Riverside Drive and Viejas Grade Road, generally westerly of Highway 79. Descanso is a scenic community, characterized by residents who demonstrate appreciation of the area's beautiful oaks and meadows and respect for the area's groundwater constraints and fire danger. Descanso has become a popular community for people who work in more urban areas but desire the peace and quiet of a small community as their place of residence. Descanso offers its residents commercial as well as civic services. It has an elementary school with an adjoining public park, a Post Office, a library, a town hall, two churches, a volunteer fire department, a grocery store/gas station, several real estate offices, a craft store. The residential development consists of single-family residences on small lots along Viejas Grade Road, Oak Grove Drive, River Drive and adjoining streets, and residences on large lots in the outlying areas.

Agricultural uses are a major component of the character of the Descanso area, with large areas devoted to grazing and unirrigated oat farming, and with a high proportion of residents keeping horses or other animals.

There are a few industrial uses in Descanso. The only large one is a building-fabrication plant on Boulder Creek Road. There are also a saddle shop and a cabinet-making shop on Viejas Boulevard.

There are several governmental land uses in the Descanso area which have the potential to greatly impact Descanso's resources and character. Most important in

this regard is the County's detention facility off of Japatul Road. Other facilities consist of a CalTrans maintenance yard, a County road maintenance yard, a refuse transfer station, and a U.S. Forest Service substation.

PINE VALLEY

The Pine Valley Sponsor Group Area contains three communities: Pine Valley, Guatay and Mount Laguna. It also contains approximately 75,000 acres of public lands consisting principally of the Cleveland National Forest, and La Posta Indian Reservation.

Pine Valley is located on Old Highway 80 approximately one mile east of Guatay. It is an attractive community of approximately 1,600 residents that is easily accessible from Highway 8, and has evolved from a community of retired or seasonal residents to a balanced community of residents of all ages. Pine Valley supports a variety of businesses and services which are located along Old Highway 80 and which are of a scale that is very compatible with a small community. The community of Pine Valley, as the name implies, is located in a valley that is surrounded by the Cleveland National Forest and whose most important features are Pine Valley Creek which runs north-south in the western portion of the community, pine and oak trees, and the backdrop of the Laguna Mountains.

GUATAY

Guatay is located within the Pine Valley Planning Area on Old Highway 80 bordering Descanso on the west and Pine Valley on the east. It has approximately 600 residents. The most prominent land uses in Guatay are the two Mobilehome/RV Parks, the businesses on both sides of Old Highway 80, and the Samagatuma Ranch. The residences are for the most part hidden by oak trees.

MOUNT LAGUNA

Mount Laguna is located approximately 60 miles east of San Diego and 20 miles north of the Mexican border, in the Laguna Mountains. It is a community of scattered residences and cabins located predominantly near and along Sunrise Highway. The center of the community basically consists of the Laguna Mountain Lodge - a general store with cabins and motel rooms, and a Post Office; and on the eastern side of the highway, there are a lounge and restaurant which is open during the weekends, a Harp Shop and a lounge and restaurant with camp trailer sites. The volunteer fire department is approximately ¼ mile farther west. Two churches also serve the community.

There are approximately 70 permanent residents and many cabins used seasonally. There are several campgrounds, with many miles of hiking and equestrian trails. As a Federally Designated Recreation Area, and the only area where the unique and spectacular views of the Anza Borrego Desert State Park and the Salton Sea can be experienced, Mount Laguna has become a popular year round recreational resource for San Diego and Imperial County residents,

and for visitors from all parts of the western United States. Mount Laguna is one of the major snow play areas within relatively easy access of San Diego and as such, the number of visitors during the snow season sometimes exceeds 10,000 in a single day; a number significantly greater than the area resources are capable of safely handling.

The forests in the Mount Laguna area provide homes for many types of wildlife. Among them, the Southern Mule Deer, Spotted Owl, Bushy Tailed Grey Squirrel, Bobcat, and Cougar. Although slowly disappearing from the Laguna Mountains due to the increasing number of visitors and hunters to the area, and the traffic on Sunrise Highway, with patience and a little luck, they can still be glimpsed occasionally in their natural habitat.

This area, with its wildlife and its fragile environment, is extremely dependent on the very limited groundwater supply. Because of this, and the lack of a comprehensive groundwater study, the Forest Service has restricted land leasing to those cabins already built. This policy is consistent with the community's desire for low-density, and a very slow and limited amount of population growth.

POLICIES AND RECOMMENDATIONS

A. GENERAL

1. Projects on private lands shall not depend on using public lands for siting facilities such as water storage tanks, wells, roads, etc., unless the concerned public agency agrees that there is no other feasible alternative. [CP]
2. No residential development is proposed on Cleveland National Forest lands. However, should these lands be exchanged or sold to private persons, the properties should be rezoned so as to establish the same density and intensity of land use as is allowed on adjacent and similar private lands. [CP]
3. All projects proposing a significant increase in water consumption shall submit a water study before such a project is approved. A water study must show, without doubt, that sufficient water will be available for the expected life of the proposed project and that water quality and neighboring properties will not be negatively affected. [W]
4. Prohibit land uses which would result in traffic volumes that would adversely impact a community's rural lifestyle. [CP]
5. Preserve areas with rare, unique or endangered wildlife and plants. [CP]
6. Encourage the County, State, and Federal governments to protect the

- groundwater system. [GEN]
7. All new and existing electrical utilities, telephone, and cable shall be put underground for safety and a more reliable systems operation whenever feasible and not damaging to the environment. [CP]
 8. All developments/remodeling in the community shall preserve the rural qualities of the area, minimize traffic congestion, and not adversely affect the natural environment. [CP]
 9. No development shall be permitted on significant or prominent mountain tops, ridgelines, or summits. [CP]
 10. In order to preserve the natural terrain, extensive, unsightly, or severe grading for development, both private and public, shall be prohibited. [CP]
 11. Parcels within agriculturally zoned lands are to maintain rural character, protect steep slopes, preserve and protect open space and agriculture. [CP]
 12. Mixed rural land uses such as cottage industries, residences, agricultural sale of farm related products (not necessarily home-grown) shall be allowed. [CP]
 13. Lots made substandard because of rezoning actions in GPA 91-02 will not be required to merge.

B. DESCANSO

1. To minimize visual impacts, water tanks shall be painted or screened. [CP]

C. PINE VALLEY

1. Residential and civic uses requiring a minor or major use permit, and all commercial and industrial uses shall be reviewed for compatibility with the design objectives and standards contained in the "D3" Special Area Designator placed on commercially-zoned properties. This policy applies only to uses proposed in the communities of Pine Valley and Mount Laguna. [CP]

LAND USE DESIGNATION BY OWNERSHIP AND BY PLAN DESIGNATION

CUYAMACA SPONSOR GROUP AREA

<u>PLAN DESIGNATION</u>	<u>OWNERSHIP</u>	<u>ACRES</u>
(18) MULTIPLE RURAL USE	PRIVATE	111
(23) NATIONAL FOREST	PRIVATE	11,208
	PUBLIC	37,793
(27) TELECOMMUNICATIONS	PRIVATE	2
NO PLAN	INDIAN RESERVATION	811
TOTAL		49,925

DESCANSO SPONSOR GROUP AREA

<u>PLAN DESIGNATION</u>	<u>OWNERSHIP</u>	<u>ACRES</u>
(1) RESIDENTIAL	PRIVATE	601
	PUBLIC	2
(3) RESIDENTIAL	PRIVATE	74
(5) RESIDENTIAL	PRIVATE	28
(13) GENERAL COMMERCIAL	PRIVATE	5
(14) SERVICE COMMERCIAL	PRIVATE	6
(18) MULTIPLE RURAL USE	PRIVATE	76
(21) SPECIFIC PLAN	PRIVATE	82
(22) PUBLIC/SEMI-PUBLIC	PUBLIC	118
(23) NATIONAL FOREST	PUBLIC	11,480
	PRIVATE	6,522
NO PLAN	INDIAN RESERVATION	480
TOTAL		19,474

PINE VALLEY SPONSOR GROUP AREA

<u>PLAN DESIGNATION</u>	<u>OWNERSHIP</u>	<u>ACRES</u>
(1) RESIDENTIAL	PRIVATE	886
(3) RESIDENTIAL	PRIVATE	362
(5) RESIDENTIAL	PRIVATE	35
(11) OFFICE PROFESSIONAL	PRIVATE	7
(13) GENERAL COMMERCIAL	PRIVATE	16
(14) SERVICE COMMERCIAL	PRIVATE	11
(22) PUBLIC/SEMI-PUBLIC	PUBLIC	35
(23) NATIONAL FOREST	PRIVATE	15,483
	PUBLIC	78,057
NO PLAN	INDIAN RESERVATION	520
	TOTAL	95,412

NO SPONSOR GROUP AREA

<u>PLAN DESIGNATION</u>	<u>OWNERSHIP</u>	<u>ACRES</u>
(18) MULTIPLE RURAL USE	PRIVATE	637
(23) NATIONAL FOREST	PUBLIC	26,145
	PRIVATE	7,626
(24) IMPACT SENSITIVE	PUBLIC	2,355
NO PLAN	INDIAN RESERVATION	7,942
	TOTAL	44,705

CENTRAL MOUNTAIN SUBREGIONAL PLAN AREA

<u>PLAN DESIGNATION</u>	<u>OWNERSHIP</u>	<u>ACRES</u>
(1) RESIDENTIAL	PRIVATE	1,487
	PUBLIC	2
(3) RESIDENTIAL	PRIVATE	436
(5) RESIDENTIAL	PRIVATE	63
(11) OFFICE PROFESSIONAL	PRIVATE	7
(13) GENERAL COMMERCIAL	PRIVATE	21
(14) SERVICE COMMERCIAL	PRIVATE	17
(18) MULTIPLE RURAL USE	PRIVATE	824
(21) SPECIFIC PLANNING AREA	PRIVATE	82
(22) PUBLIC/SEMI-PUBLIC	PUBLIC	153
(23) NATIONAL FOREST	PRIVATE	40,839
	PUBLIC	153,475
(24) IMPACT SENSITIVE	PUBLIC	2,355
(27) TELECOMMUNICATIONS	PRIVATE	2
NO PLAN	INDIAN RESERVATION	9,754
	TOTAL	209,520

RESIDENTIAL

GOALS

1. MINIMIZE ALTERATIONS TO EXISTING LANDFORMS AND VISUAL INTERRUPTION OF NATURAL HORIZON LINES.
2. RESIDENTIAL DEVELOPMENT SHOULD BE DESIGNED TO CONSERVE WATER.
3. RESIDENTIAL DEVELOPMENT SHOULD CONSIST PRIMARILY OF SINGLE-FAMILY DETACHED DWELLINGS DESIGNED TO ENHANCE THE RURAL ATMOSPHERE AND AMBIANCE OF THE AREA.
4. WHENEVER AND WHEREVER POSSIBLE MAINTAIN THE NATURAL LANDFORMS AND NATIVE VEGETATION AROUND RESIDENTIAL STRUCTURES IN ORDER TO PRESERVE THE OVERALL OPEN CHARACTER AND SCENIC QUALITY OF THE SUBREGION.
5. ENSURE THAT ADEQUATE PUBLIC FACILITIES EXIST TO SUPPORT PROPOSED RESIDENTIAL DEVELOPMENTS.

FINDINGS

The Sponsor Group Areas in the Subregion are characterized by large lot single-family residential development, grazing and dry farming lands, and undisturbed open space and mountains outside of the towns. Many homes are built of natural materials such as rock and wood. Groundwater supply and natural constraints such as sensitive habitats and steep slopes limit the number of households that can be accommodated.

In the towns, many homes are built on lots as small as 4,000 square feet. These homes are on individual septic systems that generally function well due to porous soils. They were built at a time when the towns were vacation resorts and when only a 50 percent reserve area was required. Today, the Department of Health Services requires 100 percent reserve areas, which amounts to 400 feet of lines and 400 feet reserve area for a three bedroom home.

The Subregion's population has changed in the past few years from a predominance of retired households to a more balanced population of retirees and families. The needs of children must be addressed together with the needs of an elderly population.

There appears to still be a balance in the Central Mountain communities between people who both work and live in the Subregion and those residents who spend most of the weekdays in more urban communities. This balance has preserved

these communities from becoming bedroom communities.

There are 243 recreation residences in the Descanso Ranger District area of the Cleveland National Forest in tracts established long ago when public recreation in the National Forests was just beginning. The table below lists the number of recreation residences by tract and area. As a result of the growing demand for recreation sites, no new tracts are being established. Those who own the recreation residences own only the improvements; the land belongs to the United States Government. Special use permits for recreation residences are issued for terms up to 20 years, and are for recreation residences only, not for primary residences.

RECREATION RESIDENCES IN CENTRAL MOUNTAIN SUBREGION
CLEVELAND NATIONAL FOREST
DESCANSO RANGER DISTRICT

TRACT NAME	AREA	RESIDENCES
BOILING SPRINGS	LAGUNA	74
BURNT RANCHERIA	LAGUNA	11
EL CENTRO	LAGUNA	48
ESCONDIDO	LAGUNA	4
LAGUNA	LAGUNA	13
LOS HUECOS	LAGUNA	16
PIEDRA	LAGUNA	2
BAHR SHRINE	LAGUNA	17
HULBURD GROVE	DESCANSO	17
PINE CREEK	PINE VALLEY	38
GUATAY	PINE VALLEY	3
TOTAL:		243

POLICIES AND RECOMMENDATIONS

A. GENERAL

1. Residential developments on lot sizes less than four acres shall not be allowed outside of Country Towns unless specifically exempted in this Text. [CP]
2. Whenever possible, structures shall be designed to tuck into the natural hillside. [CP]
3. Structures shall generally conform to the natural contours of the land and should not exceed 15 feet above the ridgeline. [CP]
4. Residential structures on steep slopes shall be generally oriented such that their greatest horizontal axis or axes are parallel to the predominant natural contours of the site. [CP]

5. Manufactured slopes shall be rounded and contoured to resemble natural slopes. [CP]
6. Structures shall conceal manufactured slopes to the maximum extent possible by building on or in front of them. [CP]
7. Roads and driveways shall follow slope contours unless such design would result in significantly greater grading or visual impact. [CP]
8. Roof forms shall be stepped or otherwise articulated so as to avoid long unbroken roof lines. [CP]
9. Exterior colors and materials of residential structures should be earthtones or other colors harmonious with the site and vicinity. [CP]
10. Landscaping on hillsides and ridgelines shall not significantly alter the natural landform silhouette. Landscaping should be informal, meandering and natural in layout, and should be composed primarily of indigenous, drought-tolerant plants. [CP]
11. Grading and brushing shall be strictly limited to building pads, access roads and fuel breaks as required by the concerned fire protection district or as recommended by a professional forester to promote the health of the forest. [CP]
12. Residential development should not be allowed unless adequate facilities can serve and protect the proposed number of structures. [CP]
13. Tract developments shall provide a variety of floor plans, exterior materials and designs or roof lines and roofing materials. [CP]
14. In major subdivisions, gated communities will not be allowed and any fencing shall not be allowed to significantly block identified viewsheds and wildlife corridors. This policy does not prohibit gated entries. [CP]
15. Lots abutting Cuyamaca Rancho State Park and the Cleveland National Forest shall establish no access such as roadways and trails, to the Park or Forest unless such access is permitted by the Park Superintendent or the Forest Ranger. [CP]
16. Residential structures should be designed in a style and scale to blend with existing residences. [CP]
17. On steep slopes, when a graded pad is necessary, the proposed pad should not exceed 20 feet (on the average) past the exterior of the house or 8 feet from the exterior of any other structure. [CP]

C. DESCANSO

1. To preserve the community character, larger lots should generally be located on the more visible flat land and on the steep slopes, and smaller lots should generally be located on the foothills of gentler slopes. [CP]

D. PINE VALLEY

1. Residential uses requiring a minor or major use permit should be reviewed for compatibility with the design objectives and standards contained in the "D3" Special Area Designator placed on commercially-zoned properties. This policy applies only to uses proposed in the communities of Pine Valley and Mount Laguna. [CP]

COMMERCIAL

GOALS

A. GENERAL

1. LIMIT COMMERCIAL USES TO THOSE THAT PROVIDE SERVICES THAT ARE ESSENTIAL TO THE SUBREGION'S RESIDENTS AND ITS VISITORS AND WHICH DO NOT ADVERSELY IMPACT THE DARK SKY, AIR QUALITY, NOISE AND/OR GROUNDWATER GOALS.

B. CUYAMACA AND PINE VALLEY

1. COMMERCIAL DEVELOPMENT SHALL BE COMPATIBLE WITH THE RURAL ENVIRONMENT, SHALL SUPPORT ONLY LOW INTENSITY RECREATIONAL USES AND SHALL BE LIMITED TO THOSE SERVICES ESSENTIAL TO THE SUBREGION'S RESIDENTS AND VISITORS.

C. DESCANSO

1. COMMERCIAL USES LOCATED IN THE COUNTRY TOWN SHOULD PRIMARILY SERVE RESIDENTS.
2. COMMERCIAL USES ORIENTED TO VISITORS AND HIGHWAY TRAVELERS SHOULD BE LOCATED AT INTERSECTIONS WITH STATE HIGHWAYS.
3. ALL FUTURE COMMERCIAL ZONING SHALL BE LOCATED WITHIN THE COUNTRY TOWN OR AT INTERSECTIONS WITH STATE HIGHWAYS.
4. ENCOURAGE COMMERCIAL USES THAT PRESERVE THE RURAL CHARACTER OF THE SURROUNDING LOCALE.

D. PINE VALLEY

1. COMMERCIAL USES ORIENTED TO VISITORS AND HIGHWAY TRAVELERS SHOULD BE LOCATED AT INTERSECTIONS WITH STATE HIGHWAYS.
2. IN THE PINE VALLEY AREA CONCENTRATE COMMERCIAL USES AT THE CENTER OR MAIN INTERSECTIONS OF THE COUNTRY TOWN.
3. IN GUATAY, SUPPORT COMMERCIAL DEVELOPMENT COMPATIBLE WITH A RURAL COMMUNITY SO AS TO CREATE JOBS FOR RESIDENTS.
4. IN GUATAY, DISCOURAGE DUPLICATION OF COMMERCIAL USES PRESENTLY AVAILABLE.

FINDINGS

The five communities of Cuyamaca, Descanso, Guatay, Pine Valley and Mt. Laguna, in the Central Mountain Subregion offer a variety of limited commercial services. These businesses are generally concentrated at major intersections or along Old Highway 80 and Sunrise Highway, and provide limited convenience services for residents and visitors. Most of the commercial needs of residents are met in the more urban communities to the west or in Julian. The location, size and scale of existing commercial uses appears to be quite compatible with the five communities. Any change to the existing commercial nodes must be done carefully, so as not to disturb the balance that exists.

CUYAMACA

Cuyamaca has two commercial businesses, the Lakeland Resort, consisting of a restaurant and a few rental cabins, and the Lake Cuyamaca Recreation and Park District, consisting of a restaurant, store, tackle shop, boat rental facility and R.V. campground. Residents meet their commercial needs in Julian or "down the hill". The water supply may be too limited to support other businesses of this type.

DESCANSO

Commercial activity in Descanso takes place at various locations throughout the area and the majority of existing commercial activities take place within a delicate framework of narrow, rural roads. Entering Descanso from the Interstate 8 exit at Japatul, one finds a bed and breakfast operation near the Los Terrinitos turnoff. A mile further on Highway 79 is Descanso Junction are located a restaurant, a transmission rebuilding business, and two real estate offices. Making a left on Riverside Drive, another mile further, is located another area of activity: Located at the junction of Viejas Boulevard, Viejas Grade, and Oak Grove, are a hay and feed store, Post Office, grocery store, gift shop, video store and real estate office. Across from the elementary school are several businesses operating at Merigan's Barn that include: a saddle shop, hair salon and the local water company office. South of Interstate 8 is a heavy equipment repair operation. At the far eastern

end of the valley, at the corner of Viejas Boulevard and Highway 79, is another grocery store and gift shop, known as Raintree Market. No need for additional commercial uses, over what exists in 1990, has been identified.

GUATAY

Guatay is approximately three miles long from east to west; most of the commercial uses are concentrated along one mile of Old Highway 80 at the east end of the community. Scattered commercial occurs throughout the town. There are two cafes, one grocery store, one service station, one equipment sales/repair, construction yard, Ace Hardware/lumber store (servicing the entire west end of the Central Mountain Subregion), two Churches, one beauty shop, two mobilehome/RV parks and various small businesses. Guatay provides goods and services to Guatay and surrounding communities. A large percentage of highway frontage property has been used for commercial business for a number of years. The businesses along this strip should be allowed to flourish and to attain the proper zoning where necessary.

PINE VALLEY

The Pine Valley commercial strip extends generally one lot deep from Old Highway 80 extending on the south side from the San Diego Trust and Savings building to the Pine Valley Lodge (including the tennis court), and from the eastern border of the Pine Valley County Park to Pine Boulevard on the north side of Old Highway 80. Current commercial establishments in Pine Valley include: a bank, three sit-down restaurants (two with bars), one take-out restaurant, one full-service and one gasoline-only gas stations, one supermarket, one convenience store, two motels, two real estate offices, one auto repair facility, one dental office, and one veterinarian office. In addition to the above-mentioned commercial establishments, Pine Valley also contains a Sheriff's Substation, post office, public library, volunteer fire department, elementary school, and community clubhouse.

Although there currently is no need for additional commercial uses in Pine Valley, and no additional commercial space is anticipated, future logical expansion of the commercial strip would include those properties between the Pine Valley Lodge and Oak Lane. This expansion area should be generally one lot deep and only include uses that are compatible with adjacent single family residences.

POLICIES AND RECOMMENDATIONS

A. GENERAL

1. All new commercial uses shall be consistent with the communities' design or scenic preservation objectives and criteria. [CP]
2. Commercial uses should be located in areas which not only have adequate

roads for vehicular circulation but also provide safe access for pedestrians, equestrians and bicyclists. [CP]

3. Commercial structures shall be scaled and designed to be compatible with surrounding residential structures. [CP]
4. Highway commercial structures should incorporate the significant design elements found in the nearby community. [CP]
5. Provide appropriate commercial zoning to support agricultural activities. [CP]
6. Commercial uses that are located on adequately sized roads and have no nuisance value shall be encouraged to continue through appropriate zoning. [CP]
7. Commercial zoning shall be compatible with surrounding non-commercial uses. [CP]
8. Lighting shall be strictly limited to what is absolutely necessary for safety and security. [CP]
9. Trash sites (dumpsters) shall be enclosed with the kinds of materials used on the building, or landscaped with drought tolerant plantings. [CP]
10. Heating and cooling equipment shall be located inside buildings, or if located outside shall be in an enclosure and baffled in order to reduce noise. [CP]
11. Conducting a business from a Recreation Residence on National Forest tracts shall be prohibited. [GEN]
12. Commercial activities should be limited to existing commercial areas. [CP]
13. Commercial establishments of high water consumption such as hotels, motels, golf courses, etc. are not encouraged. [CP]
14. Provide for proper zoning and review to ensure that commercial activities will not generate visual unsightliness, excessive noise, unpleasant odors, light pollution, air pollution or health hazards. [CP]
15. Off-site commercial billboards should be prohibited. [CP]

B. PINE VALLEY

1. All new commercial developments and remodels in the Pine Valley Country Town and the Mount Laguna area must be consistent with the Pine Valley Design Guidelines as specified in the "D3" Special Area Designator. [CP]

INDUSTRIAL

GOALS

A. GENERAL

1. RESTRICT INDUSTRIAL DEVELOPMENTS TO THOSE THAT SERVE THE RESIDENTS AND ARE COMPATIBLE WITH THE RURAL AND SCENIC CHARACTER OF THE SUBREGION, AND TO THOSE INDUSTRIAL USES THAT DO NOT ADVERSELY IMPACT THE DARK SKY, AIR QUALITY, NOISE, AND/OR GROUNDWATER GOALS IN THE CONSERVATION CHAPTER.
2. IN ALL AREAS DEPENDENT UPON GROUNDWATER QUALITY: PROHIBIT FACILITIES WHICH WILL TRANSPORT, USE, AND/OR STORE SUCH QUANTITIES OF TOXIC SUBSTANCES AS A PART OF THEIR NORMAL OPERATION BECAUSE OF THE POTENTIAL DEVASTATING IMPACT TO GROUNDWATER THAT COULD RESULT FROM LEAKAGE OR SPILLS.
3. PROHIBIT INDUSTRIAL DEVELOPMENT WITHIN THE AREA OTHER THAN CUSTOM MANUFACTURING.

FINDINGS

Remoteness from urban centers and lack of imported water and sanitation systems are constraints to industrial development in the Subregion. Moreover, the desire of residents to keep their communities rural and free from urban nuisances will limit future industrial development to businesses that serve the residents and ranchers. Excessive noise, light pollution, and adverse visual and environmental impacts associated with some types of industrial developments would alter the rural and scenic character of the Subregion.

CUYAMACA

The Cuyamaca area does not support any industrial uses at present. The only individual uses that may be compatible with the area are those that are classified in The Zoning Ordinance as Custom Manufacturing.

DESCANSO

Some light industrial operations exist in the Descanso area: 1) Merigan's barn has a cabinet shop; 2) Several miles out Boulder Creek Road there is another industrial operation located at Sherilton-King Creek, where portable school rooms are manufactured; 3) A borrow pit (granite pit) is in operation south of Interstate 8, west of Japatul Road. This borrow pit, which has been operating since 1937, supplies East County residents.

POLICIES AND RECOMMENDATIONS

A. GENERAL

1. All new industrial uses shall be consistent with the Community's design or scenic objectives. [CP]
2. No industrial land uses or basic economic generators should be allowed other than custom manufacturing, extractive or agriculture-related uses, and tourist uses which are dependent upon and maintain the rural function and character of the land and its rural communities. [CP]

B. CUYAMACA

1. Rezones to an industrial use regulation or to a commercial use regulation permitting industrial uses and major use permits for an industrial use shall be consistent with the industrial goals and policies for the Subregion. [CP]

C. PINE VALLEY

1. All new industrial developments in the Pine Valley Country Town and the Mount Laguna area must be consistent with the Pine Valley Design Guidelines specified in the "D3" Special Area Designator. [CP]

AGRICULTURAL

GOALS

1. SUPPORT AGRICULTURAL PRESERVES AS THEY PROVIDE AND CONSERVE OPEN SPACE AND PREVENT THE CONVERSION OF OPEN LANDS TO MORE INTENSIVE USES.
2. ENCOURAGE AGRICULTURAL USES THAT HAVE LOW IMPACTS ON GROUNDWATER SUPPLY AND QUALITY.
3. MAINTAIN TRADITIONAL CATTLE GRAZING AND DRY LAND FARMING PRACTICES TO PRESERVE OPEN SPACE, WILDLIFE HABITATS, THE RURAL CHARACTER AND ECOSYSTEMS OF THE AREA.

FINDINGS

Agricultural uses in the Subregion include cattle grazing, small-scale animal husbandry, and dry land oat/hay farming. Other agricultural pursuits are limited by the availability of water and the climate. Dry land farming provides a valuable agricultural commodity and has a positive effect on the local economy. The preservation of productive agricultural lands is of national significance.

The Williamson Act enables local governments to contract with landowners to keep their land in agricultural and open space uses. Implementing the Williamson Act requires setting up agricultural preserves. The preserves are limited to agricultural and compatible uses, as defined by the local legislature. According to the County Assessor's records, in 1989 there were 126 parcels or 18,306 acres in Agricultural Preserve Contracts in the Subregion. Agricultural preserves are encouraged because they provide and conserve open space and prevent the conversion of open lands to more intensive uses. A map of agricultural preserves and farmland can be found on page 27.

San Diego is generally a "Fence-In" County; it is the responsibility of individual property owners to fence their properties to keep their livestock from wandering onto others' properties. A portion of the Subregion along Sunrise Highway and Highway 79 is an open range area, where cattle may wander across the road.

POLICIES AND RECOMMENDATIONS

A. GENERAL

1. Where commercial zones are allowed by the Plan, provide for commercial uses that support agricultural activities. [CP]
2. Apply appropriate Animal Designators on agricultural lands. [CP]
3. Buffer residential neighborhoods from intensive agricultural uses. [CP]
4. Clearing the land of native vegetation should be discouraged; any land cleared should be limited to what is required; any land cleared and not used should be replanted to blend in with the natural surroundings. [CP, DPW]
5. Discourage nuisance-prone heavy agriculture such as commercial productions of poultry and swine, and feed lots. [CP]
6. Utilize biological inventories in the management of agricultural lands. [CP]

MAP OF AGRICULTURAL PRESERVES

CIVIC

GOALS

1. TO PRESERVE THE CHARACTER OF THE EXISTING LANDSCAPE BY RETAINING IMPORTANT NATURAL FEATURES, LANDFORMS, AND SCENIC RESOURCES.
2. TO PRESERVE AND PROMOTE DESIGN TO MAINTAIN A MOUNTAIN VILLAGE CHARACTER.
3. TO PRESERVE AND ENHANCE THE QUALITY OF SCENIC ROADS.
4. TO CAREFULLY INTEGRATE DEVELOPMENT WITH THE EXISTING LANDSCAPE, AND MINIMIZE VISUAL IMPACTS ON THE COMMUNITY'S RESIDENTIAL NEIGHBORHOODS AND SCENIC RESOURCES.

FINDINGS

Civic uses, such as churches and recreation centers, are important features in any community. Their potential land use and aesthetic impacts necessitate that they be reviewed carefully.

POLICIES AND RECOMMENDATIONS

A. Building Form

1. Structures shall be designed to be compatible with the mountain village character of the communities in the Subregion. [CP]
2. Building surfaces over 50 feet in length should be relieved with changes of plane or architectural treatment that provide a strong vertical shadow line and visual interest. [CP]
3. Structures shall be compatible with neighboring structures with respect to scale and bulk. [CP]
4. Minimum slope on roofs shall be 4 to 12 pitch. Long unbroken rooflines shall be avoided. [CP]
5. Every structure should have some shadow relief. Offsets, projections, roof overhangs and recesses may be used to produce areas of relief. [CP]
6. Multi-building developments shall propose consistent design among the separate structures. [CP]
7. Facades and rooflines facing streets, parking areas and residential neighborhoods shall be consistent in design, color and materials throughout the development. [CP]
8. Architectural Elements and signage should be integrated into the design of the facade of structures. [CP]

B. Building Materials

1. Brick, native stone, wood siding, and exposed timber structural members are encouraged. [CP]
2. Concrete, concrete masonry with textured surfaces and integral color, and high contrast color glazed masonry are discouraged. [CP]
3. Clay or concrete tile, and composition shingles with a shadow line are encouraged roofing materials. [CP]
4. Colors shall be earthtones. [CP]

C. Walls and Fences

1. Solid fences or walls along public streets should be minimized and/or provide a change of plane at a minimum of 50 foot intervals. [CP]
2. Planting shrub masses or trees along fences or walls is encouraged. [CP]
3. Walls on sloping terrain should be stepped at regular intervals to follow the terrain. [CP]
4. Native stone, wrought iron, wood, brick and chainlink materials are encouraged. [CP]
5. Open wire except when heavily screened with landscaping, corrugated metal, brightly colored plastic coated materials, reed materials and concrete block materials are discouraged. [CP]

D. Site Details and Furnishings

1. The design, selection, and placement of all site furnishings such as tables, benches, bollards, and trash receptacles should be of a material and design compatible with the design guideline objectives listed herein. [CP]

E. Signage

1. Signs should be designed to communicate in a simple, clear, and uncluttered manner. They should be in character with the neighborhood and the buildings and uses they represent. [CP]
2. All signs should be of minimum size, and of a height not to exceed the highest portion of the building. All monument signs should be kept as low to the ground as possible. [CP]

3. The total sign area should be limited to one square foot per lineal foot of building frontage, up to a maximum of 50 square feet. All kiosk and pole signs should be limited to 10 feet in height. [CP]
4. Illumination should be projected onto the sign face. All sign illumination shall comply with 'dark sky' conditions due to Mount Laguna Observatory. Color of all signs and components should be limited to three colors in addition to black and white. [CP]
5. The following signs should be prohibited: Internally illuminated signs, back lit signs which appear to be internally illuminated, signs that flash, blink, revolve, are in motion or give the illusion of motion, portable or mobile signs, and off-premise signs. [CP]

E. Site Lighting

1. Lighting should be used efficiently to aid safety, security, and to compliment architectural character without intrusion into adjacent properties, roadways, and the 'dark sky' conditions due to Mount Laguna Observatory. [CP]

G. Building Equipment and Services

1. Building equipment, services and trash receptables should be carefully located and designed to minimize their visual impact on public streets and neighboring properties. [CP]
2. Heating and cooling equipment shall be located inside buildings, or if located outside, shall be in an enclosure and baffled in order to reduce noise. [CP]

H. Landscaping

1. Projects should demonstrate that a diligent effort has been made to retain as many significant trees as possible. Significant trees are defined as trees measuring more than 10 inches in diameter, or with a total diameter of any two trunks of at least 16 inches, as measured 4 feet above the root crown. [CP]
2. Significant natural features characteristics of the community's landscape shall be retained to the maximum extent possible. [CP]

I. Circulation and Parking

1. A clearly organized circulation plan for automobiles, pedestrians and service vehicles should be provided. [CP]
2. Parking and service areas should be located and landscaped to minimize public view from roads and neighboring properties. [CP]
3. On hillside sites, roads shall follow existing land contours to the maximum extent possible. [CP]

PRIVATE INHOLDINGS IN, OR LANDS ADJACENT TO, U.S. FOREST SERVICE LANDS AND STATE PARKS

GOALS

1. PRESERVE THE INTEGRITY OF THE CLEVELAND NATIONAL FOREST AND THE CUYAMACA RANCHO STATE PARK AND THEIR USES BY MINIMIZING ENVIRONMENTAL IMPACTS DUE TO ACTIVITIES ON PRIVATE INHOLDINGS OR ADJACENT PROPERTIES.
2. MINIMIZE IMPACTS ON PRIVATE PROPERTY DUE TO PUBLIC ACTIVITIES ON PUBLIC LANDS.
3. ESTABLISH OPEN SPACE CORRIDORS TO MAINTAIN BIOLOGICAL DIVERSITY AND TO MAINTAIN VIABLE ACCESS FOR WILDLIFE TO AND FROM WATER, FOOD, AND BREEDING AREAS.

FINDINGS

Administrators of both the U.S. Forest Service and the Cuyamaca Rancho State Park have expressed concern about the number of private landowners who have direct access to public lands, and who use this access to the detriment of the public lands. In many instances, trails have been created from the amount of use that these make-shift ingress receive. If such misuse continues and/or is intensified, significant damage to public lands may occur, including destruction of habitat, visual blight, erosion, or loss of rare and endangered species. Concern has also been expressed by the administrators of these public lands about the clearing of brush on public lands.

The Descanso and Palomar Ranger Districts of the Cleveland National Forest are highly fragmented with private lands, as shown on the Public/Private Lands Map on page 34. These lands for the most part are the homesteads and ranches that were patented in the westward expansion prior to the establishment of the Cleveland National Forest. These homesteads and ranches were generally areas with good grass, trees, and water. The more rugged, drier tracts of public lands that were never patented were incorporated into Federal Land Reserves in 1892, and in 1907 they became part of the Cleveland National Forest. The Forest Service from its creation, was directed to develop plans to acquire interior acreage through land exchange, outright purchase, or a combination of both. The dollars have never been available on a continuing basis to implement the Cleveland National Forest land adjustment plan.

As the County continues to urbanize, what little wildlife habitat still remains outside the National Forest is rapidly disappearing. The Cleveland National Forest and those privately held third generation family ranches inside the Forest together with scattered Bureau of Land Management, Indian Reservation lands and State Park land will soon be the only wildlife habitat left in the County. Unfortunately, many of the family-owned ranches within the Forest are facing a very uncertain future. The drought has greatly reduced the number of livestock

that can be grazed on private and public lands. The public's demand for beef is down and there is pressure to remove livestock from National Forest lands. Development of these properties is not an answer that San Diego's indigenous wildlife can live with. The current configuration of Cleveland National Forest lands cannot provide all the habitat requirements for San Diego County's remaining wildlife populations.

Many viable wildlife movement corridors existing on public lands continue for some distances onto private lands. Development insensitive to the movement and migration of certain species along these established corridors would effectively block animals' access to foraging and or breeding grounds.

POLICIES AND RECOMMENDATIONS

A. GENERAL

1. All development on private inholdings or adjacent properties shall aim to minimize impacts on adjacent public lands, especially with regard to visual, biological, noise, and dark sky resources. [CP]
2. Lots abutting the Cleveland National Forest or the Cuyamaca Rancho State Park shall locate building pads as far away from the boundary with those public lands as feasible. [CP]
3. Lots abutting Cuyamaca Rancho State Park and the Cleveland National Forest shall establish no access such as roadways and trails, to the Park or Forest unless such access is permitted by the Park Superintendent or the Forest Ranger. [CP]
4. Projects on private lands shall not depend on using public lands for siting facilities such as water storage tanks, wells, roads, etc., unless the concerned public agency agrees that there is no other feasible alternative. [CP]
5. No residential development is proposed on Cleveland National Forest lands. However, should these lands be exchanged or sold to private persons, the properties should be rezoned so as to establish the same density and intensity of land use as is allowed on adjacent and similar private lands. [CP]

MAP OF PUBLIC/PRIVATE LANDS

PRIVATE AND PUBLIC RESIDENTIAL TREATMENT CENTERS

GOAL

PRIVATE AND PUBLIC RESIDENTIAL TREATMENT CENTERS SHOULD BE COMPATIBLE WITH THE LAND USES AND COMMUNITY CHARACTER OF THE SUBREGION.

FINDINGS

Private and public residential treatment centers, such as centers for drug/alcohol/behavior rehabilitation and for the physically and mentally handicapped, are perceived to have negative impacts on surrounding land uses and residents. This section provides specific guidelines and standards for these unique land uses.

Private and public institutions often choose to locate in rural areas in order to more effectively accomplish their clients' rehabilitation, and because they can purchase larger parcels of land than in more urban areas, and consequently can better isolate their clients from neighbors who usually oppose such establishments. While recognizing that treatment centers may be best located in rural areas, neighbors and other residents often object to such centers locating in their community for several reasons: lowered property values, fire danger, additional traffic and noise, loss in security, negative impacts on groundwater supply and quality, and increased intensity and density of land uses.

The Phoenix Foundation operates a residential group care facility for 40 adolescent former substance abusers in Sherilton Valley, on a 55 acre site.

POLICIES AND RECOMMENDATIONS

1. Access to the site shall be provided by an existing publicly dedicated and maintained road. [CP]
2. The facility shall be designed and located so as to minimize visual impacts on adjacent properties. [CP]
3. The use and development of the site shall be designed and located so as to minimize noise impacts to and from adjacent properties. [CP]
4. A comprehensive water study shall be conducted to ensure that surrounding uses will not be negatively impacted. [W]
5. Discourage construction and/or installation of facilities that will negatively impact the community character and lifestyle and/or that will have a negative impact on health, safety and/or security of the community. [CP]
6. Discourage facilities that are incompatible with existing facilities, land uses, and the community's plans and desires for the area. [CP]

7. Discourage facilities which will add substantial congestion to main public roads which access the community and/or surrounding area. [CP]
8. Discourage facilities which are expected to require a substantial amount of vehicle traffic, or are expected to use equipment which will discharge a substantial amount of combustion products detrimental to air quality. [CP]
9. In all areas dependent upon groundwater quality: Prohibit facilities which will transport, use, and/or store toxic substances as a part of their normal operation, because of the potentially devastating impacts on groundwater that could result from leakage or spills. [CP]

SPECIFIC PLANNING AREAS AND LARGE PRIVATE OWNERSHIPS

GOAL

1. ENSURE THAT LARGE OWNERSHIPS AND LANDS WITH UNIQUE LAND USE AND ENVIRONMENTAL CONCERNS DEVELOP SENSITIVELY AND HARMONIOUSLY WITH SURROUNDING HISTORICAL COMMUNITIES.
2. ENSURE THAT FUTURE SPECIFIC PLANS ARE COMPATIBLE WITH THE GOALS AND POLICIES IN THIS TEXT.

FINDINGS

Vast acreages in the Subregion are held in single ownerships and are located next to an existing community and/or next to the Cleveland National Forest or Cuyamaca Rancho State Park. When these lands develop, they have the potential to create a separate and different community from the existing historical community and/or to impact adjacent public lands. Policies and recommendations are provided to ensure that no large single development drastically changes the community character of existing historical communities, damages the supply and quality of groundwater, or significantly reduces the quality of existing environmental resources.

One Specific Plan has been adopted in the Descanso area: King Creek. This adopted specific plan contains goals and policies that control the development of the King Creek property. The policies in the adopted Specific Plan Text override policies contained in the Central Mountain Subregional Plan Text.

The properties that may be candidates for specific plans in the future are:

Tulloch, 2,100+ acres and Daley Enterprises, 3,600+ acres in the Cuyamaca Area; Merigan Ranch, 430+ acres; Maggio, 105+ acres, and Roberts Ranch, 714 acres, in the Descanso Area; Samagatuma Ranch, 2,600 acres; Garbani Ranch, 1,135+ acres in the Guatay Area; Simpkins/Lutheran Church Meadow, 200+ acres; Bank of San Diego, 145+

acres and Corte Madera Ranch, 4,477+ acres in the Pine Valley Area; Tulloch-Crouch Meadow-, 1,180 acres in the Mt. Laguna Area; Tulloch, 986+ acres in the Buckman Springs Area.

Maps of these properties are on pages 40, 41 and 42. Guidelines for the future development of the properties that may be candidates for specific plans, follow.

POLICIES AND RECOMMENDATIONS

1. Large-scale projects shall be subject to all the policies and recommendations contained in this text unless exempted from them by the following policies. [CP]
2. Large-scale developments should provide sites for needed public facilities such as parks, schools and fire stations. [CP]
3. Large-scale projects may provide hiking and riding trails linking residential clusters, if any, but shall provide public hiking and riding trails connecting with any adjacent existing or adopted off-site public trails in accordance with the Recreation Element. [CP]
4. Large-scale developments which utilize clustering shall not propose lots smaller than allowed by the Groundwater Ordinance. [CP]
5. Whenever feasible, agricultural uses shall be integrated into large-scale projects. [CP]
6. Any new commercial or industrial uses proposed as part of a large-scale project shall be accompanied by a market study prepared by the applicant. [CP]
7. All large-scale projects shall prepare an analysis of the impacts of the project on the closest community and on any community through which the future residents of the project are expected to travel. [CP]
8. Whenever feasible, large-scale projects shall design a road network that connects with the existing road network and provide for future connection with neighboring properties. [CP]
9. Equestrian uses and facilities are encouraged in large-scale projects. [CP]
10. Open space easements to protect steep slopes, sensitive habitats and cultural resources may be held in common ownership by a homeowners association or an appropriate open space district and shall be offered for dedication to the County or an appropriate conservation agency. [CP]
11. The design of structures shall be compatible with the community character of the Subregion. [CP]

12. All Specific Plans must incorporate into their project design a feasible recycling program by, for instance, providing neighborhood depositories and pick-up of recyclables. [CP]

KING CREEK SPECIFIC PLAN AREA (SP 87-005)

Description of Area

The King Creek Specific Plan Area is an 81.7 acre site located in Echo Valley west of Boulder Creek Road, approximately six miles north of Descanso. The site is the location of a portable building manufacturing business. King Creek flows northeast to southwest through surrounding oak woodlands on the southern portion of the site. The remainder of the site is characterized by mixed chaparral and disturbed cattle grazing areas.

Project Background

The intent of the Specific Plan is to provide for the existing business of the manufacture of portable buildings with the necessary controls to ensure that this use is conducted in a manner that will be compatible with the surrounding low intensity land uses.

Project Description

The King Creek Specific Plan proposes retention of all existing industrial uses and structures; these include areas designated for assembly, finished unit storage, material and unit storage, equipment storage and maintenance, locker/lunch room facility and one caretaker's residence. These facilities are located on a nine acre portion of the site.

Conditions

The King Creek Specific Plan Area shall be developed under the following conditions:

1. Maximum residential density shall be 0.0 dwelling units. On-site residential uses shall be limited to a single caretaker's residence as a secondary use to the industrial uses. [CP]
2. The industrial uses on the site shall be limited to the manufacture, maintenance and storage of portable buildings only. [CP]
3. Manufacturing and associated activities shall be confined within the nine-acre portion of the site on which material and units, finished unit storage, portable building assembly area, equipment storage and maintenance, lunch room and lockers and caretaker's house existed at the time of approval of the Specific Plan. [CP]

4. The site shall include biological open space areas for that property, generally located south and east of the southwest extension of the primary access road, including all property from the road south and east to the property line. [CP]
5. The site shall include pasture lands which allow cattle grazing for that property, generally located on two portions of the site. The first is between the southwest extension of the primary access road and the portable building assembly area. The second is generally located north of the manufacturing area and primary access road. [CP]
6. A major use permit shall be applied for and granted to legalize the illegal use, in order to implement the Specific Plan, with the conditions that include the following: [CP]
 - a. That the major use permit be reviewed in five years to determine compatibility with the surrounding area;
 - b. The major use permit shall be void if activity ceases in excess of one full calendar year;
 - c. All open space areas shall be shown on the major use permit plot plan.

LARGE PRIVATE OWNERSHIPS IN THE CUYAMACA SPONSOR GROUP AREA
(GRAPHIC)

LARGE PRIVATE OWNERSHIPS IN THE DESCANSO SPONSOR GROUP AREA
(GRAPHIC)

LARGE PRIVATE OWNERSHIPS IN THE PINE VALLEY SPONSOR GROUP AREA
(GRAPHIC)

3. **HOUSING**

GOAL

PROVIDE HOUSING OPPORTUNITIES THAT ARE CONSISTENT WITH THE COMMUNITY CHARACTER AND RESOURCE CONSTRAINTS OF THE SUBREGION.

FINDINGS

The January 1, 1990, Housing Estimates indicated 2,138 dwelling units in the Central Mountain Subregion (see page 45). Conventional single-family homes, comprised 84.61 percent, and mobilehomes comprised 7.43 percent of the housing stock. The housing vacancy rate was estimated to be 25.87 percent. Since the 1980 Census, the housing stock has increased 9.7 percent. The 1990 Census will provide more current statistics on housing in the Subregion but results will not be compiled in time to be included in this text.

The Housing Element of the General Plan sets forth goals, policies, and action programs designed to adequately provide housing for all segments of the population. However, housing for low to moderate income families in the Subregion is limited by the increasingly high cost of land, by the lack of infrastructure to support multi-family housing densities, by the lack of employment and social and medical support services, by the dependence of the Subregion on groundwater, and by the desire of residents to protect the rural character of their communities.

The lower-cost dwelling units that are feasible in the Subregion are mobilehomes, manufactured units, accessory dwellings such as "granny flats", and existing and future homes built on the small lots that were created when communities in the Subregion were resort areas. Because of the constraints previously mentioned, it is anticipated that these lower-cost dwellings will comprise only a very small percentage of the future housing stock in the Central Mountain Subregion.

State funding is available to rental property owners and developers for rehabilitation and development of rural rental units. This funding source, in the form of three percent, simple interest, 20 and 30-year term loans, was created by ballot Propositions 77, 84 and 107 in 1988 and 1990. These funds can be used to revitalize older hotels or rental properties or to convert unused motels and other structures to permanent affordable rental units. The California Housing Rehabilitation Program Rental Component (CHRP-R) was specifically designed to help preserve and develop rental units for lower-income people, including the elderly living on fixed incomes, young families just entering the labor market, single-parent families and disabled persons. This program is administered by the State Department of Housing and Community Development.

The State of California requires local governments to formulate housing programs that will attain decent housing and a suitable living environment for every California family. In 1986, the County of San Diego adopted a Housing Element of the General Plan that meets State requirements. The Central Mountain Subregion's 1986-1991 share of housing needed for lower income households is an undetermined percentage of a total of 360 units.

The problem of homeless individuals and families is national in scope and Policy 13 of the Housing Element encourages communities to provide temporary emergency shelter in an effort to reduce alienation of these families and individuals. Most existing shelters are located within urban areas, but the Subregion can contribute to resolving this problem by identifying private or non-profit organizations within the Subregion that may be able to help provide emergency shelter. In Descanso, the Salvation Army offers much needed help to the homeless and poor persons of the Back Country, by transporting persons to shelters and by giving emergency food and supplies.

POLICIES AND RECOMMENDATIONS

1. Provide lower-cost housing opportunities in commercial areas by allowing residential uses as secondary uses. [CP]
2. Support smaller lot sizes in Country Towns than in the outlying areas. [CP]
3. Discourage the demolition or conversion of existing lower-cost dwelling units. [CP]
4. Encourage the conversion of the Cleveland National Forest summer cabins to private ownership and permanent residential use in the Descanso and Pine Valley areas. [GEN]

San Diego Regional
POPULATION AND HOUSING ESTIMATES
January 1, 1990

CENTRAL MOUNTAIN SUBREGION

	1980 <u>CENSUS</u>	JAN. 1 <u>1989</u>	JAN. 1, 1990 <u>ESTIMATE</u>	1980 - 1990 <u>NUMERIC CHANGE</u>	1980 - 1990 <u>PERCENT CHANGE</u>	1989 - 1990 <u>NUMERIC CHANGE</u>	1989 - 1990 <u>PERCENT CHANGE</u>
TOTAL HOUSING UNITS	1949	2121	2138	189	9.7	17	0.8
SINGLE FAMILY UNITS	1566	1779	1809	243	15.5	30	1.7
MULTIPLE FAMILY UNITS	143	143	143	0	0.0	0	0.0
MILITARY UNITS	27	27	27	0	0.0	0	0.0
MOBILE HOMES	213	172	159	-54	-25.4	-13	-7.6
OCCUPIED HOUSING UNITS	1313	1584	1585	272	20.7	1	0.1
PRIVATE PERMANENT	1137	1428	1454	317	27.9	26	1.8
MILITARY	24	0	0	-24	-100.0	0	0.0
MOBILE HOMES	152	156	131	-21	-13.8	-25	-16.0
HOUSEHOLD POPULATION	3535	4258	4264	729	20.6	6	0.1
PRIVATE PERMANENT	3002	3820	3906	904	30.1	86	2.3
MILITARY	69	0	0	-69	-100.0	0	0.0
MOBILE HOMES	464	438	358	-106	-22.8	-80	-18.3
GROUP QUARTERS POPULATION	290	575	500	210	72.4	-75	-13.0
MILITARY	47	0	0	-47	-100.0	0	0.0
CIVILIAN	243	575	500	257	105.8	-75	-13.0
TOTAL POPULATION	3825	4833	4764	939	24.5	-69	-1.4
HOUSING VACANCY RATE	32.63	25.32	25.87	-6.76	-20.7	0.55	2.2
POPULATION PER HOUSEHOLD							
HOUSEHOLD	2.69	2.69	2.69	0.00	0.0	0.00	0.0
SOURCE: SANDAG							

4. **CIRCULATION**

GOALS

1. PROVIDE THE INFRASTRUCTURE FOR A TRANSPORTATION SYSTEM THAT CAN ACCOMMODATE VARIOUS MODES OF TRAVEL. SUCH A SYSTEM SHOULD BE DESIGNED TO ACCOMMODATE THE NEEDS OF CURRENT RESIDENTS WHILE DIRECTING FUTURE GROWTH IN A MANNER THAT IS CONSISTENT WITH THE PLANNING GOALS OF THE COMMUNITY.
2. HARMONIOUSLY INTEGRATE TRANSPORTATION MODES AND ENSURE THAT ACCESS AND CIRCULATION SHALL BE PROVIDED FOR VEHICLES, BICYCLES, PEDESTRIANS AND EQUESTRIANS IN A SAFE MANNER.
3. PROVIDE AND ENCOURAGE THE USE AND EXPANSION OF PUBLIC TRANSPORTATION.
4. ENSURE THAT THE CIRCULATION ELEMENT IS IMPLEMENTED IN A WAY THAT COMPLEMENTS THE NATURAL BEAUTY AND RURAL ATMOSPHERE OF THE COMMUNITY, BUT NOT TO THE ENDANGERMENT OF PUBLIC SAFETY.
5. PRESERVE AS LONG AS POSSIBLE, THE WINDING ROADS THAT GIVE THE SUBREGION ITS RURAL CHARACTER.
6. PROVIDE FOR THE SPECIAL AND URGENT NEEDS FOR EMERGENCY ACCESS TO AND FROM ALL AREAS OF THE COMMUNITY.

FINDINGS

The Central Mountain Planning Area is served by a road network consisting of two lane State highways and local County roads. All the area's centers of population have access to this network. The Subregion's Circulation Element Roads are shown on page 52.

Although the planning area is served by limited public transportation, it depends principally on private motor vehicle transportation because of its remoteness and low population density.

Transportation facilities have significant design, location and environmental impacts on community character. Any local or State road improvement project will require detailed environmental documentation addressing the specific impacts of the proposed improvements.

Primary access to the Planning Area from the south is via Interstate 8 with interchanges at: Japatul Valley Road; Pine Valley Road; Sunrise Highway; and Buckman Springs Road. Access from the north is via Highway 79. Secondary access is a major concern in populated areas. Under emergency

conditions, the evacuation of residents and access by emergency vehicles is restricted where only one road exists. The provision of multiple access routes into and out of residential areas could be improved within the Planning Area.

Increases in regional recreational travel and local growth are reflected in local traffic volumes. Traffic on steeper portions of State Highway 79 through the Subregion is at times congested because of slow moving vehicles and bicyclists. The desirability of turnouts, passing lanes and bike lanes is identified in the goals and policy section.

Under normal conditions, the current road network can accommodate the existing daily traffic levels without encountering capacity problems. Large portions of the Subregion are not served by public roads. Access to public lands is not required by law; and, for those areas in private ownership, local public roads will be built as development occurs. State Highway 79 traverses primarily Cuyamaca Rancho State Park. Improvements to this highway will be coordinated through the State Park.

POLICIES AND RECOMMENDATIONS

1. The Circulation Element road classifications are to be designated according to their carrying capacity, based on traffic forecasts and public road standards. [CP]
2. Maintain the quiet atmosphere and tree-lined street of Country Towns through the formulation of road shoulder design criteria pursuant to Board of Supervisors' Policy J-36. [DPW]
 - a. Mountable Asphalt Berm
 - b. Unpaved Parkway Strip
3. To preserve the rural atmosphere of the community, minimize urban improvements such as vertical cement berms, curbs, gutters and sidewalks. [DPW]
4. Provide passing lanes, turnouts and left-turn pockets on Circulation Element Roads and Highway 79. These improvements should be constructed to State or County Road standards; they should be marked and of adequate length to ensure traffic safety. [DPW]
5. Existing circulation roads need increased sight distances and improved shoulders to facilitate emergency parking, placement of excess snow and increase safety. Other major realignments should be undertaken by the State along portions of Highway 79 to improve traffic flow under all weather conditions, promote safety and reduce traffic accidents. [DPW]

6. Design roads to follow natural contours, avoid grid pattern streets, minimize cuts and fills and the disturbance of natural rock outcroppings and trees wherever possible. [CP]
7. Retain State Highway 79 and major roads within the Subregion as two-lane roads as long as is reasonable and safe. [CP]
8. Businesses locating along a State or County highway should coordinate with one another the location of driveways. For safety reasons, cars should be prevented from backing onto State highways or Circulation Element Roads. [CP]
9. Provide off-street parking in commercial areas. [CP]
10. It is recommended that localized access problems be resolved by the Sponsor Groups and the appropriate governmental agencies. Emergency access, other identified problem areas and secondary routes, are particularly important issues. [CP]
11. Any land division along a Circulation Element Road which would create two or more lots should provide common access to the highway or otherwise satisfy the engineering and safety requirements, especially secondary access, of CalTrans and the County of San Diego, Department of Public Works. [CP]
12. Intersections (driveways) with State Highways should be kept to a minimum and should be constructed according to CalTrans guidelines. The minimum sight distance should be 500 feet in either direction. [DPW]
13. Safely separate pedestrian, equestrian and bicycle traffic from vehicular traffic when these modes share rights-of-way. [CP,DPW]
14. Encourage the retention of public transportation between the Central Mountain Planning Area and the San Diego Metropolitan Area. [GEN]

BICYCLE NETWORK
(A Sub-Element of the Circulation Element)

GOALS

1. PROVIDE FOR THE SAFE AND CONVENIENT USE OF BICYCLES THROUGHOUT SAN DIEGO COUNTY FOR RECREATION AND AS A VIABLE ALTERNATIVE TO THE AUTOMOBILE AS A FORM OF LOCAL TRANSPORTATION.
2. MAXIMIZE CITIZEN PARTICIPATION IN THE PLANNING, PROGRAMMING, AND FINANCING OF BIKEWAYS.
3. UTILIZE THE COMMUNITY PLANNING PROCESS TO THE MAXIMUM EXTENT IN PLANNING FOR BIKEWAYS.
4. UTILIZE PUBLIC PROPERTY, SUCH AS UTILITY AND DRAINAGE EASEMENTS, PARKS, AND LIGHTLY TRAVELED ROADS, WHENEVER POSSIBLE, FOR CONSTRUCTION OF BIKEWAYS.
5. PROVIDE CONTINUOUS BIKEWAYS, AFFORDING SAFE AND CONVENIENT COMMUNITY WIDE ACCESSIBILITY WHILE PRESERVING THE NATURAL ENVIRONMENT TO THE GREATEST EXTENT PRACTICABLE.
6. PROVIDE THE RELATED FACILITIES AND SERVICES NECESSARY TO ALLOW BICYCLE TRAVEL TO ASSUME A SIGNIFICANT ROLE AS A FORM OF LOCAL TRANSPORTATION AND RECREATION.
7. ENCOURAGE COMMUTER BICYCLING AS A MEANS TO REDUCE AIR POLLUTION, ENERGY CONSUMPTION, AND TRAFFIC CONGESTION.

FINDINGS

The Network Plan consists of a diagram in the form of a map and this text. The map is intended to show the corridors that are needed to provide: a) a circulation system for the County; and b) a connecting link between population centers and recreational and scenic areas. Bikeways proposed in the Subregion are shown on page 53.

It is the intent of the Bicycle Network that each city will adopt, and each unincorporated community will prepare and submit to the Board of Supervisors for adoption, a more detailed Bicycle Feeder System showing local routes to supplement the Network.

In the preparation of unincorporated community plans, it is intended that the Network as shown on the attached map will either be incorporated into the local Bicycle Feeder System or that a modified Network will be proposed that will serve the needs of the entire County as well as or better than the Network included in this sub-element.

It is specifically the intent of the Bicycle Network Plan that all future subdivisions shall be designed to incorporate the Bicycle Network. A subdivision which includes land in the corridors shown on the "Circulation Element -- Bicycle Network" shall provide a bikeway which is consistent with the Planning and Design Criteria for Bikeways in California. The class of bikeway most suitable for each particular bikeway shall be determined as part of the subdivision approval process after receiving a recommendation from the Director of Transportation.

The Planning and Design Criteria for Bikeways in California approved by the Director of the California Department of Transportation shall be included in the County Bicycle Network as the County criteria and standards.

POLICIES AND RECOMMENDATIONS

1. Program state and federal funds for acquisition and construction of bikeways. [DPW]
2. Actively seek new sources of funds for the acquisition and construction of bikeways. [DPW]
3. Locate bikeways along designated scenic highways wherever possible. [CP]
4. Connect cultural facilities, recreation areas, commercial areas, and educational facilities by bikeways. [CP]
5. Separate bicycles and automobiles whenever it is economically and physically possible to do so with either a bike lane or bike path. [DPW]
6. Design bikeways as an integrated part of all subdivisions and planned residential developments with connections to the bicycle network. [DPW]
7. Provide secure storage for bicycles in all major activity centers, employment, education, commercial, and recreation. [CP]
8. Provide bike carrying racks or space for bikes on public transportation vehicles connecting to major activity centers when a need is demonstrated. [GEN]

DEFINITIONS

"Bikeway" means all facilities that provide primarily for bicycle travel. The following categories of bikeways are defined in Section 2373 of the Streets and Highway Code.

1. Bike Path or Bike Trail - Class I Bikeway

Provides a completely separated right-of-way designated for the exclusive use of bicycles and pedestrians with crossflows by motorists minimized.

2. Bike Lane - Class II Bikeway

Provides a restricted right-of-way designated for the exclusive or semi-exclusive use of bicycles where through travel by motor vehicles or pedestrians is prohibited, but with vehicle parking and crossflows by pedestrians and motorists permitted.

3. Bike Route - Class III Bikeway

Provides a right-of-way designated by signs or permanent markings and shared with pedestrians or motorists.

MAP OF CIRCULATION

MAP OF BICYCLE NETWORK

5. **SCENIC HIGHWAYS/ROUTES AND SCENIC PRESERVATION**

GOALS

1. PROTECT AND ENHANCE SCENIC VIEWS, WILDLIFE HABITATS, NATIVE PLANT MATERIALS, AND HISTORICAL AND RECREATIONAL RESOURCES WITHIN SCENIC HIGHWAY CORRIDORS.
2. PROTECT AND ENHANCE AREAS DESIGNATED AS HAVING SCENIC VALUE.

SCENIC HIGHWAYS/ROUTES FINDINGS

In 1971, the California Government Code was amended to require the adoption of a Scenic Highway Element by local cities and counties as part of their General Plan. The County of San Diego adopted such an element in 1975. An amendment to the Scenic Highway Element is necessary to add the routes identified as scenic in the Subregion.

Roads and Highways provide views of scenic vistas throughout the plan area. The Central Mountain Subregion contains several highways and roads with high scenic value: Sunrise Highway, Highway 79, Highway 8, Engineers Road, Old Highway 80, Viejas Grade Road, Viejas Boulevard, Riverside Road, and Buckman Springs Road. The Scenic Highways Element has identified State Route 79 from Interstate 8 north to intersection of Sunrise Highway as a First Priority Scenic Route, Interstate 8 from El Cajon to State Route 79 and Sunrise Highway as Second Priority, and Recreation Park Road from Interstate 8 north to State Route 79 and Interstate 8 from State Route 79 east to Imperial County line as Third Priority Routes.

Scenic resources are gradually being diminished, especially along roads. The need to guide development within scenic corridors is imperative because views are continually changing through vegetation removal, grading, a changing road network, the extension of overhead utilities, the raising of advertising signs, and subdivision development. The roads identified as scenic are shown on page 59.

Lack of funding prevents the County from conducting extensive corridor studies for roads determined by residents to have high scenic value. However, viewshed corridors were identified along certain roads as scenic based on topography. These viewshed corridors are shown on page 60. It is intended that all developments on lands visible from the aforementioned roads be designed, landscaped, graded, sized and setback in a manner that maintains harmony with the scenic setting. It is also intended that the Scenic Highways and Routes identified in the Central Mountain Subregional Plan be classified, improved, and signed in a way consistent with the Scenic Highway Program.

The United States Forest Service proposes to classify Sunrise Highway as a National Scenic Byway from Interstate 8 north to Route 79 because this route offers educational and interpretive opportunities to instill land and resource conservation ethics and appreciation to an urban population. The route crosses National Forest lands for 16 of its 24 miles; 4 miles are within the Anza Borrego Desert State Park and 4 miles cross private land. The plan of the Forest Service requires cooperation from the County of San Diego to develop turnouts and road signing, and from the Laguna Mountain Volunteer Association to develop interpretive program opportunities. A cooperative marketing effort is also planned with the Cuyamaca Rancho State Park to highlight the 50 mile scenic loop that would use the Sunrise National Scenic Byway, State Route 79 and portions of Old Highway 80. This expanded loop will also necessitate future partnerships with Caltrans, the Cuyamaca and Pine Valley Sponsor Groups, the Pine Valley Improvement Club, the Descanso Sponsor Group and the Guatay Improvement Association.

Before State Highway 79 and Interstate 8 can be designated as official scenic highways by the State, they must be included in The Master Plan of State Highways eligible for Official Scenic Highway Designation. Both highways would be added to the Master Plan by legislative action. The County will need to adopt a resolution of intent and conduct specified studies in order to initiate the designation process as specified by CalTrans.

SCENIC PRESERVATION FINDINGS

The Subregion contains many areas that are not visible from a designated scenic highway but that have nevertheless been identified as having scenic value. These areas are: most of the Cleveland National Forest, the Cuyamaca Rancho State Park, Cuyamaca Lake, and certain private lands that are either visible from the aforementioned public lands, or from a road that is not classified as a Scenic Highway/Route but that has scenic value to the residents and visitors.

POLICIES AND RECOMMENDATIONS

1. Amendment to the Scenic Highways Element should be considered to add the roads identified as scenic in this text. [CP]
2. The County should request that the State designate Highway 79 and Interstate 8 as official scenic highways by adopting a resolution of intent as specified by current guidelines for the official designation of scenic highways published by Caltrans. [GEN]
3. All development subject to the scenic regulations per The Zoning Ordinance shall also be subject to the following Policies and Recommendations:

- a. All development shall be required to show on a Site Plan how lot sizes, structures, and open space easements relate to the road identified as scenic and/or to properties from which it is visible. [CP]
- b. Development on significant or prominent peaks and ridgelines, shall be discouraged. [CP]

Factors to be considered when reviewing building sites on peaks and ridgelines shall be:

- (a) How visible the proposed project is from a scenic road or public area (such as a park), and whether the project can be substantially screened from view;
 - (b) How close the ridgeline or peak is to public areas, or a scenic road, relative to other peaks or ridgelines;
 - (c) How tall the peak or ridgeline is relative to other peaks or ridgelines; and
 - (d) The relative uniqueness or significance of the peak or ridgeline on which the development is proposed.
- c. Structures shall be consistent with the natural contours of the land and shall not exceed 15 feet above the peak or ridgeline. [CP]
 - d. Development along Interstate 8 should site and design structures and parking areas in a way that does not detract from the scenic vistas viewed by the highway traveler. Wherever possible, structures and parking areas should be integrated into the natural setting to minimize visual impacts.
 - e. All rezones of properties located along a scenic highway or road identified as scenic in this text shall include an "S" or a "D" Special Area Designator. [CP]
 - f. All utilities shall be undergrounded whenever feasible unless undergrounding would significantly impact environmental resources. [DPW]
 - g. Water tanks shall not be obtrusive; they should be painted National Forest colors, and/or landscaped with drought tolerant plants native to the Central Mountain Area. [CP]
 - h. Residential structures on 15 percent slope or more should use wood-framed floor systems along with no pad grading, where possible. Every effort should be made to have the structure conform to the

- natural slope. [CP]
- i. Widths of private and public roads shall be the minimum required for safety. [DPW]
 - j. Brushing for fire protection shall be limited to the minimum required for safety. [CP]
 - k. Scenic beauty in the form of wetland meadows, streams, waterfalls, spillways, floodplains, and riverbeds shall be preserved. No concrete channelization, concrete bank protection, or rip rap shall be allowed. Natural materials shall be used for bank protection. Any proposed bank protection shall be shaped to look natural. [DPW]
 - l. All signs shall harmonize with the building, shall not be internally illuminated, and shall be sized in relationship to size of building. [CP]
 - m. Existing open space easements and wildlife corridors, and existing easements to historic sites and to artifact locations, shall be retained whenever feasible. [CP]
 - n. Walled or gated communities are incompatible with an open rural community and shall be prohibited, as well as any obstruction which would significantly block or restrain views and vistas from Scenic Highways/Routes. This policy does not prohibit gated entries. [CP]
 - o. Natural wood finishes, or non-glaring earth tone colors should be used on all structures. Rock or other natural materials are also encouraged. [CP]
 - p. Existing mature healthy trees should be retained whenever possible. Discretionary projects should identify trees which may need to be removed and provide for replacement trees with diameters equal to those of the trees to be removed and preferably of the same species. Replacement trees are to be maintained until established. [CP]
 - q. County agencies reviewing site plans, landscaping plans, and grading plans shall favor the retention of existing native vegetation, especially mature, healthy trees. [CP,DPW]
 - r. Grading of roads and pads shall utilize techniques to minimize visual impacts.
 - s. Lighting shall be limited to the minimum necessary for safety. [CP,DPW]
 - t. Trash sites (dumpsters) shall be enclosed with the kinds of materials

used on the building. [CP]

- u. Potentially unsightly features shall be screened from view by landscaping or architectural details. [CP]
 - v. Heating and cooling equipment of commercial or industrial structures shall be located inside buildings, or if located outside shall be in an enclosure and baffled in order to reduce noise. [CP]
 - w. Homes along roads identified as scenic should be located as far away as feasible from the road right-of-way. [CP]
 - x. "Adopt A Highway" signs should be portable and only displayed at times of clean-up. [CAL]
4. Billboards are prohibited along scenic highways in the Subregion.

MAP OF SCENIC HIGHWAYS

MAP OF VIEWSHED CORRIDORS

6. **PUBLIC FACILITIES AND SERVICES**

SCHOOLS

GOALS

1. ENSURE THE PROVISION OF ADEQUATE SERVICES AND FACILITIES TO MEET THE EDUCATIONAL NEEDS OF ALL THE RESIDENTS IN THE AREA.
2. ENCOURAGE THE USE OF SCHOOL FACILITIES FOR COMMUNITY FUNCTIONS.

FINDINGS

School services are primarily provided by the Julian Union School District and by the Mountain Empire Unified School District. The Grossmont Union High School District, Lakeside School District and the Ramona Unified School District serve the less populated western portion of the Subregion. A map of the boundaries of these five school districts can be found on page 62.

There are two elementary schools located in the Subregion: Descanso Elementary and Pine Valley Elementary, and one junior-senior high school located in the Buckmann Springs Area. Descanso Elementary, originally built in 1932, has an enrollment of 270 students and is at capacity, but there is room on the site to accommodate more classrooms. Pine Valley Elementary has 165 students and room for one more classroom. The Mountain Empire Unified School District does not own the Pine Valley site. Once the site is fully developed, the District intends to transfer students to Descanso Elementary. Mountain Empire Junior-High School is at capacity, but the site is large enough to accommodate future growth.

The Subregion is also the site of a County School camp located next to the headquarters of Cuyamaca Rancho State Park. This school camp serves all school districts except the San Diego City Unified School District, and is used to supplement day to day education.

POLICIES AND RECOMMENDATIONS

1. Identify a ten acre minimum site for a future elementary school in Pine Valley. [GEN]
2. The Pine Valley Sanitation District should be expanded if necessary to accommodate a new larger elementary school when it is needed. [DPW]
3. The nucleus of all schools should be housed in a permanent structure that is designed to blend in with the local community's character. [GEN]
4. The Mountain Empire and Julian School Districts should consider a boundary adjustment in the Boulder Creek area. [GEN]

MAP OF SCHOOL DISTRICTS

LIBRARIES

GOALS

1. PROVIDE .35 SQUARE FEET OF FLOOR SPACE AND TWO LIBRARY MATERIALS PER CAPITA CONSISTENT WITH THE COUNTY LIBRARY'S FACILITY GOALS.
2. FIND A NEW PERMANENT SITE FOR THE PINE VALLEY LIBRARY, PREFERABLY ON A FUTURE SCHOOL SITE.

FINDINGS

The Subregion is within the County Library District. The Central Mountain County Library has two branches located within and serving the Subregion: the soon to be completed 1,792 square foot Descanso Library leased on the elementary school site, and the 909 square foot Pine Valley. The County Library also operates one bookmobile which serves the Subregion.

Descanso has had a library since before 1920. It has been located in various structures on various sites and will be relocated to the Descanso Elementary School site and significantly expanded in 1991. It will still require the addition of over 1,500 library materials to meet the County Library's facility goal. The Pine Valley Library is currently meeting County Library floor space goals, but is 733 library materials short of the Library's goals.

New funding sources would be required to improve the facilities and services in the Subregion and to meet the needs of new development.

WATER SUPPLY AND SERVICE

GOALS

1. ENSURE AN ADEQUATE LONG-TERM WATER SUPPLY FOR RESIDENTS AND VISITORS TO THE SUBREGION BY PROMOTING CONSERVATION AND EFFICIENT UTILIZATION OF ALL WATER RESOURCES.
2. ENSURE THAT GROUNDWATER QUALITY IS NOT ADVERSELY IMPACTED BY GROWTH AND INAPPROPRIATE LAND USES.
3. ENSURE THAT THE LAND USES ESTABLISHED BY THE PLAN ARE CONSISTENT WITH THE AVAILABLE WATER SUPPLY.
4. DISCOURAGE THOSE LAND USES WHICH REQUIRE EXCESSIVE AMOUNTS OF GROUNDWATER OR PUT THE PURITY OF THE

GROUNDWATER AT RISK.

FINDINGS

The Central Mountain Subregion lies outside the County Water Authority and is totally dependent upon groundwater resources. Many areas within the Subregion are experiencing low groundwater levels due to a recent drought period. Following a six-year wet cycle which occurred between 1977-78 and 1982-83, the area has experienced a seven-year drought. This seven-year dry period is one of the driest on record. Water is the single-most limiting natural resource for the future well-being of the people of the Central Mountain Subregion. Residents rely solely on groundwater and local wells for their supply. If overdrafting (mining) of water takes place over too long a period groundwater will either physically disappear or become too expensive to pump. The region will remain dependent on this groundwater resource since imported water will likely never become available to the area. Residents of the Subregion are very concerned about the impact of growth on the area's supply and quality of the groundwater resources and generally would prefer to remain independent of imported water.

The Central Mountain Subregion receives between 15 and 39 inches of precipitation per year, with most of the Subregion receiving over 21 inches per year, as shown on the Precipitation Map page 69. Many creeks and rivers flow through the Subregion and significant run-off is contributed from the thousands of undeveloped acres in public ownership. Relative safety ratings, or the ability of various-sized lots to meet the long-term groundwater requirements of an average single-family house, are based on the reserve capacity of groundwater in storage needed to sustain an average family during a 7-year drought, a period of time without recharge, and a use of demand of .5 acre feet per year.

Most residences and businesses in the Subregion are served by five water Companies/Districts, as shown on page 68. Several other water companies and districts serve the Subregion. Most of these districts and companies serve specific projects or uses. A table of the water service companies and districts not described below can be found on page 67.

CUYAMACA

The Cuyamaca area is primarily served by two private water companies and one district: Cuyamaca Forest Mutual Company, North Peak Mutual Water Company, and the Cuyamaca Water District. The Cuyamaca Forest Mutual Company has approximately 50 shareholders and serves parcels located on North Peak. The North Peak MWC, formed in 1921, has four wells that serve 191 metered properties and serves the Cuyamaca Woods Subdivision. The Cuyamaca Water District was formed under the California Water District Act. It has three wells, and serves 131 properties, 83 of which are either part-time uses or undeveloped properties. Fifty-three additional lots could be served in the future. The area served by the District is on the north side of Cuyamaca Lake. The North Peak

Mutual Water Company and the Cuyamaca Water District are not experiencing supply problems currently, but some doubt exists about their ability to meet the needs of future residents.

The Helix Water District, which does not provide service to the Subregion, owns the water in Cuyamaca Lake. Cuyamaca Lake was formed when Cuyamaca Dam on Boulder Creek was built in 1887 to bring water to the lower San Diego River areas through a wooden flume 35 miles long. The City of San Diego had relied on groundwater until the 1890s, when the first water was delivered from Cuyamaca Reservoir. El Capitan Reservoir, which partially lies in the Subregion, was finished in 1935. Following a population explosion during World War II, the County Water Authority was formed to import water from the Colorado River. Cuyamaca Lake and El Capitan Reservoir today are primarily water storage areas recreational lakes where fishing and boating are allowed.

DESCANSO

Water in the Descanso area comes primarily from three major tributaries: Sweetwater River, Descanso Creek, and Samagatuma Creek. The Descanso watershed is much larger than the watersheds in Pine Valley or Julian. The Descanso Community Water District serves 426 acres located north of Old Highway 80, east and west of Highway 79, and south of Cuyamaca Rancho State Park. The District has 313 metered connections, five operated wells, and a capacity of 137,000 gallons of storage. The State Department of Health Services issued a compliance order effective October 19, 1989, limiting any new connections due to insufficient storage capacities.

PINE VALLEY

The Pine Valley watershed is fed by Pine Creek and by run-off from the Cleveland National Forest. The community of Pine Valley is served by a private company, the Pine Valley Mutual Water Company. The Company currently operates six wells, ranging in depth from 119 feet to 1,000 feet, and provides service to 600 residences and businesses. The meadow in the center of Pine Valley is the major source of water for the company. The State Department of Health Services has issued a compliance order for the Company prohibiting any new hook-ups to its system. The order, effective October 19, 1989, was issued because of insufficient groundwater production and storage capacity. The Pine Valley Mutual Water Company is looking for new sites to drill wells. The PVMWC is collecting results of a ballot mailing to its membership regarding the dissolution of the Company and formation of a Community Services District.

GUATAY

The community of Guatay is served in part by the Guatay Mutual Water Company, a private non-profit organization which operates two wells, and maintains a

215,000 gallon reservoir. There are 39 meter hook-ups. Water supply and pressure are sufficient to serve present shareholders. The Guatay Mutual Water Company, as a non-profit organization, is dependent upon grants to finance significant capital improvements.

POLICIES AND RECOMMENDATIONS

1. Imported water is not required and should not be introduced to the Subregion. [GEN,W]
2. Projects that would adversely impact groundwater supply should not be permitted, or should be fully mitigated if allowed. [CP,W]
3. Projects that would adversely impact groundwater quality shall not be permitted. [CP,DHS]
4. All projects in Country Towns should be served by a water district. [CP]
5. Development for which a discretionary permit is required shall be consistent with long-term groundwater availability criteria contained in the Groundwater Ordinance. [CP]
6. Groundwater levels should be monitored in the Subregion. Monitoring should be concentrated in the areas of highest population densities. [W]
7. Cumulative effects of new development should be carefully regulated and the quality of groundwater regularly monitored. [CP,DHS]
8. Groundwater recharge basins may need to be preserved through the use of open space easements. [CP,W]
9. Groundwater recharge abilities shall be preserved by the use of semi-permeable pavings where paving is necessary. [CP,DPW]
10. Impact analysis of the installation of new sewage treatment plants or significant expansion of service should address the potential loss of groundwater recharge resulting from the conversion of septic tanks. [DPW]
11. Cumulative effects of additional septic tanks on water quality shall be monitored. [DHS]
12. Commercial establishments of high water consumption such as hotels, motels, golf courses, etc. are not encouraged. [CP]
13. Mining of water for export shall be discouraged. [W]

14. No source of possible contamination shall be permitted in a Wellhead Protection Area.

WATER COMPANIES AND DISTRICTS WITH LESS THAN 200 CONNECTIONS
CENTRAL MOUNTAIN SUBREGION

	<u>SERVICE CONNECTIONS</u>
PINE VALLEY BIBLE CONFERENCE	26
H&J WATER COMPANY	22
RANCHO CORTE MADERA	10
SISTERS OF SOCIAL SERVICE	9
OAKCREST RESORT	84
PAIR-A-DICE MOBILEHOME PARK	100
SHERILTON VALLEY RANCH	10
CAMP CUYAMACA	14
CAMP HUAL-CU-CUISH	17
CAMP WOLAHI	20
LAKE CUYAMACA RECREATIONAL PARK	3
CUYAMACA WATER DISTRICT	129
CUYAMACA FOREST MUTUAL	21
PINEZANITA TRAILER PARK	140
A. CLAY STEWART	30
MT. LAGUNA IMPROVEMENT DISTRICT	161
AL BAHR SHRINE	177

MAP OF WATER AND SEWER DISTRICTS

PRECIPITATION MAP

WASTE DISPOSAL AND MANAGEMENT

GOALS

1. ENSURE THAT WASTE DISPOSAL DOES NOT ADVERSELY IMPACT GROUNDWATER QUALITY.
2. EXPAND SOLID WASTE RECYCLING PROGRAMS.
3. CONSERVE RESOURCES BY REDUCING THE VOLUME OF WASTE GENERATED IN THE CENTRAL MOUNTAIN SUBREGION.

FINDINGS

Liquid Waste

Most structures in the Subregion depend upon individual septic tanks for liquid waste disposal.

Reliance on septic systems for liquid waste disposal generally necessitates that the minimum size of parcels be 0.5 acre for parcels served by a water district or water company and 1 acre for parcels not served by a water district or company. In some instances, such as sites with a high water table, parcel sizes may need to be larger; this would be determined at project application stage by the Department of Health Services.

The Pine Valley Sanitation District provides sewer service to the business area of Pine Valley. The district currently has percolation ponds north of Pine Valley Regional Park. The District does not plan to expand its service area; it does plan, however, to provide a higher level of service and to develop additional percolation ponds.

Solid Waste

Solid waste disposal in the Subregion is handled by the County and by private firms under contract to the County. The County maintains the Viejas Bin Site which consists of 28 bins and 3 roll-off bins. The facility is staffed by a County employee four days a week; it accepts residential household refuse which is generally hauled to the Sycamore landfill. Non-residential waste is hauled to landfills by private companies or by property owners.

The Viejas Bin Site provides recycling containers for newspapers, glass and aluminum products. Recycling programs are likely to be expanded in the future as the County works to meet the State requirements to reduce waste by 50 percent by the year 2000.

Illegal dumping of trash on private properties is a problem in the back country. Non-operational vehicles, and other wastes are especially noticeable in rural areas.

There is great concern among the residents of the Subregion over the possibility that future landfills may be located in areas dependent upon groundwater for water supply.

POLICIES AND RECOMMENDATIONS

Solid Waste

1. In all areas dependent upon groundwater: Prohibit all types of landfill operations, due to the devastation that could result from leakage or spills. [DPW]
2. Maintain the present service of free residential trash disposal. [DPW]
3. Enforce regulations against illegal dumping of trash. [Z]
4. All Specific Plan Areas must incorporate into their project design a feasible recycling program by, for instance, providing neighborhood depositories and pick-up of recyclables. [CP,DPW]
5. All large-scale commercial and industrial developments that sell recyclable materials or goods in recyclable containers must provide community recycling facilities. [CP,DPW]
6. In all areas dependent on groundwater: Prohibit facilities which will incinerate, recycle, or transport toxic waste products as a part of normal operation, because of the potential pollution that could result from emissions, leakage or spills. [DPW,DHS]

Liquid Waste

1. Individual septic systems shall not impair the quality of groundwater. [DHS]
2. The Pine Valley Sanitation District may be allowed to expand if necessary to serve the following uses or projects: a) the existing or a new elementary school; b) a residential or commercial project on the property where the existing school is located if that school relocates; c) all commercially-zoned properties; d) "the meadow" if a sewer project is less environmentally impactive than a non-sewered project; and e) properties with failing septic systems. [DPW]
3. Because "the meadow" in Pine Valley is a visual resource, residential development should be clustered along the eastern boundary of the meadow. If clustering requires sewerage, it would be appropriate to extend the sewer to serve the project. However, the number of feasible dwelling units may be less than the maximum allowed by the land use designation

and the zone. [CP]

4. Encourage the County to landscape the Sanitation District site. [DPW]
5. Encourage the County to treat the percolation pond water to appropriate standards for use of irrigation of the County Park. [DPW]
6. Encourage the County to consider the construction of a new facility away from the center of town. [DPW]
7. The County should investigate the introduction of water hyacinths into the percolation ponds until such time as a new facility is built. [DPW]
8. Impact analysis of the installation of new sewage treatment plants or significant expansion of service should address potential loss of groundwater recharge resulting from the conversion of septic tanks. [DPW]
9. Cumulative effects of additional septic tanks on water quality shall be monitored. [DHS]

FIRE PROTECTION

GOAL

PROTECT LIFE AND PROPERTY FROM THE HIGH FIRE HAZARD POTENTIAL WHICH EXISTS IN THE SUBREGION.

FINDINGS

Multiple agencies provide fire protection and emergency service in the Central Mountain Subregion. They can be classified as having either structural or wildland fire protection responsibilities. Although State and Federal agencies and local fire protection districts have specific responsibilities and service boundaries, to the extent that resources permit, all agencies respond to a variety of emergencies in the Subregion. Fire Hazard is high in the Subregion because of the steep topography, dense and flammable vegetation and the windy climate. Fire hazard is high also because powerlines are unattended and stretched over long distances and can be downed by the frequent high winds that blow in the Subregion. Another source of fire hazard are the many unsupervised shooting ranges that exist in the Subregion.

Structural Fire Protection

Structural fire protection and emergency services are provided by Julian-Cuyamaca Fire Protection District (FPD), County Service Area (CSA) #109-Mt. Laguna, Pine Valley FPD, and Rural FPD. A map of the local fire protection districts is on page 76. The Insurance Service Office (ISO) rates fire protection

agencies according to their fire suppression capabilities, 1 being the best rating and 10 being the worst. The purpose of this rating is to develop classification for fire insurance rating. The ISO rating is 10 for Rural FPD and CSA 109, Mt. Laguna, 9 for the Julian/Cuyamaca Volunteer Fire Departments, and 6 for Pine Valley FPD. The primary reason for these high hazard ratings is that these fire protection districts are sparsely populated and are unable to support the facilities and services necessary to receive lower ISO ratings.

The Cuyamaca Area is served by the Julian-Cuyamaca FPD, and the Mt. Laguna area is served by CSA #109 Mt. Laguna. Julian-Cuyamaca FPD has 42 volunteers and an average response time of 8-10 minutes. The Service Area covers an area of approximately 81 square miles. In addition to protecting hillsides surrounding it, it has between 15 and 20 volunteers who are trained for medical emergencies as Emergency Medical Technicians. It has a three-bay station located on Engineers Road and a station in Julian. CSA #109-Mt. Laguna has 11 volunteers and an average response time of 5-7 minutes. Its station is located on Sunrise Highway.

The Pine Valley Fire Protection District employs 20 volunteers who serve 3,000 residents and protect the communities of Guatay, Pine Valley and Buckman Springs. It has a storage capacity of 1.5 million gallons of water and has an average response time of ten minutes. Its three-bay station is located in Pine Valley on Old Highway 80. A new station in Guatay is in the planning stage.

The Rural FPD serves most of the southern area of the East County. It has 3 full-time staff members and 145 volunteers. The District has a station in Descanso on River Drive. The average response time for the district is 5 minutes although there are areas within the district with average response time of more than 20 minutes. The Barona and Viejas Stations also provide services to portions of the Subregion.

All the districts that serve the Subregion collect fire mitigation fees. The revenues are used to purchase new equipment or build new stations.

The northwest portion of the Subregion currently lacks local public structural fire protection. The California Department of Forestry will respond to structural fires in that area if resources permit. However, the Department of Forestry is charged with the protection of forest, range and watershed land, and has no official structural fire protection responsibilities. In addition, many of its stations are closed during the winter months.

Water availability for fire protection is a major concern in the Subregion. Firefighters regularly bring water with them when responding to a fire because they cannot count on water being available on-site. Certain development proposals may warrant fire hydrants to ensure adequate fire protection. For these projects, water storage tanks and other typically used measures may not be sufficient to meet the potential fire suppression demands. However, fire hydrants,

which require centralized water systems, are not always geologically and economically feasible in these areas. Coordination among affected fire agencies and the County is necessary to address this problem.

Many of the fire protection districts in the Subregion contain regional recreation areas that draw many visitors from outside their districts. Non-residents often require emergency medical and other services from these fire protection agencies, although non-residents do not contribute to funding facilities and services within these districts.

Several areas in the Subregion cannot be reached in the 20 minute fire protection and emergency service travel time that has been proposed as adequate in the Public Facilities Element.

Wildland Fire Protection

The California Department of Forestry (CDF) and the United States Forest Service (USFS) provide watershed and wildland fire protection services in the areas within their jurisdiction. CDF protects the State Responsibility Areas (SRAs) from one station located on Highway 79. The USFS is responsible for fire protection of all federal wildlands. USFS operates four stations within the Subregion: the Descanso Substation located on Viejas Grade Road; the Laguna Substation/Camp Ole in Mt. Laguna; the Glen Cliff Substation on Old Highway 80, in the Pine Valley Area; and the Pine Hills Substation on Boulder Creek Road.

Very dry weather conditions for several years and an increase in the number of people living in or near wildlands have created a major problem for state and federal firefighters who must at times turn away from wildland fire to protect lives and property.

POLICIES AND RECOMMENDATIONS

1. In areas lacking public structural fire protection or with emergency travel time greater than 20 minutes, development should be limited to 1 dwelling unit per 20 acres. [CP]
2. Require preventive and self-protective measures prior to issuance of all building permits in areas lacking local public structural fire protection or with emergency travel time greater than 20 minutes. [CP,B]
3. Subdivisions shall not propose building sites along ridges, on ridge saddles, or in canyons. [CP]
4. Fuelbreaks and defensible spaces satisfactory to the local Fire Protection District and/or CDF or USFS shall be provided in all projects. [CP]

5. Roofs shall be made of noncombustible or fire resistant materials. [B]
6. SDG&E should make a diligent effort to reduce the fire hazard potential of downed powerlines. [GEN]
7. Shooting ranges should be supervised. [GEN]

FIRE PROTECTION DISTRICTS

LAW ENFORCEMENT

GOALS

1. PROVIDE A LEVEL OF LAW ENFORCEMENT COMMENSURATE WITH SUBREGIONAL NEEDS AND ENSURE THAT DEVELOPMENT IS DESIGNED TO ENHANCE THE SAFETY OF RESIDENTS.
2. LOCATE A SHERIFF SUBSTATION IN DESCANSO.

FINDINGS

Sheriff

The County Sheriff provides basic law enforcement service to the Central Mountain Subregion. This area is within the Rural Division of the Sheriff's Law Enforcement Operations Bureau, and is served by two sheriff substations. The Pine Valley Substation, at 28840 Old Highway 80 in Pine Valley, is the only sheriff facility located in this Subregion. This substation serves the southern half of the Subregion. The northern half is served by the Julian substation, located at 1485 Hollow Glen Road, outside of the Subregion boundaries. Service in the Subregion is below the Sheriff Department's acceptable response time of 12 minutes for priority calls and 24 minutes for non-priority calls in rural areas.

Courts and Jails

There are no Court facilities in the Planning Area. Two jail/detention facilities, one operated by the Sheriff's Department and one operated jointly by the Probation Department and the California Department of Forestry (CDF), are located within the Planning Area.

Camp La Cima is operated jointly by the Probation Department and CDF. The La Cima honor camp has a rated capacity of 80 beds, and currently houses 80 inmates. The inmates at this facility serve as fire fighters for CDF. It is located on Sunrise Highway.

The Descanso Detention Facility is a medium security facility operated by the Sheriff's Department; it is located on Campbell Ranch Road. Because of its camp-like setting, the more minor offenders are sent to this facility. It has a rated capacity of 225 beds but had 470 inmates in 1989.

POLICIES AND RECOMMENDATIONS

1. Because seasonal influxes of tourists in the Subregion are due in part to the presence of regional recreational facilities, the County of San Diego should consider budgeting for any necessary additional deputies needed during

peak tourist months. [SH]

2. The County should mitigate and provide an adequate number of law enforcement personnel proximal to the area prior to allowing the construction or installation of any facility which could subject the community to undue safety and/or security risks. [SH]

WATERCOURSES, DRAINAGE AND FLOOD CONTROL

GOALS

1. PROTECT LIVES AND PROPERTY FROM UNCONTROLLED FLOODING WHILE PROTECTING NATURAL FLOODPLAIN VALUES.
2. CONSERVE HYDROLOGICAL AND BIOLOGICAL RESOURCES OF ALL LAKES, RIVERS, STREAMS, AND OTHER WETLANDS BY CONTROLLING WASTE WATER DISCHARGE AND RUN-OFF.
3. PRESERVE NATURAL WATERWAYS FOR THEIR VALUE AS RECHARGE BASINS AND WILDLIFE HABITAT.

FINDINGS

The County Flood Control District provides drainage and flood control services for the unincorporated portion of the County. The services include studies to determine needed flood control and drainage facilities, establishing funding sources through special flood control assessment district and fees for new development, allocation of tax money, etc. In rural areas, the main flood control function is to provide floodplain mapping. These maps identify areas that will be flooded. New development in floodplains is regulated so that natural characteristics of the river are retained and buildings are limited to the outside fringe of the floodplain and constructed so that they will not be damaged by a 100-year flood.

Pine Valley contains the major concentration of population in the Subregion that includes mapped major streams. Floodplain maps were completed for that area in 1986. Descanso Creek, Samagatuma Creek and Sweetwater River in the Descanso area have preliminary Federal Emergency Management Agency (FEMA) floodplain maps. The County does not anticipate completing 100-year floodplain mapping of these streams in the foreseeable future.

The pollution of waterways is accomplished through the dumping of large quantities of pollutants, but also through the slow process of leaching and dissolution and transportation of pollutants in run-off. While the vagrant dumping of large quantities of pollutants are somewhat easily noticeable and therefore preventable through enforcement of prohibitions, the prevention of contamination by the other methods must rely on policy and project design.

Preventing pollutants from entering waterways through run-off can be accomplished in a number of ways, including: a) reducing pollution; b) education; c) sloping parking lots away from waterways; and, d) the use of petrochemical separators in parking lots.

Natural watercourses enhance the rural character of the Subregion and provide regionally scarce wildlife habitat.

POLICIES AND RECOMMENDATIONS

1. Parking lots for commercial, industrial, and high-density residential uses shall be graded so that all run-off flows away from any watercourse(s). [DPW]
2. The construction of artificial drainage structures should be avoided in favor of natural channels and streambeds. Run-off and drainage shall be used for groundwater recharging where safe. [DPW]
3. Floodways shall be maintained in their natural state unless findings can be made that a threat to public safety exists. [DPW]
4. Watercourses and associated sensitive resources in the natural, undisturbed forms shall be protected by requiring ample setbacks and buffers, thus negating the need for disruptive flood control measures. [CP,DPW]
5. Applicants proposing projects in unmapped floodplains and floodways shall engage a registered engineer to map them. [GEN]
6. Road crossings of watercourses shall be strategically placed and minimized. [CP,DPW]
7. The run-off of agricultural chemicals shall be minimized. [GEN]

TELECOMMUNICATIONS

GOALS

1. PROMOTE THE EFFECTIVE, EFFICIENT AND COORDINATED USE OF EXISTING AND PROPOSED TELECOMMUNICATIONS SITES.
2. REDUCE THE VISUAL IMPACT OF TELECOMMUNICATION FACILITIES.

FINDINGS

The Telecommunications Site Overlay Designation covers only one geographic area, North Peak, which is presently the location for regional telecommunication transmitting and receiving facilities. The intent of the overlay is to limit new transmitting and receiving telecommunication facilities in the Cuyamaca Sponsor Group Area to this designated area and to encourage the sharing of space on existing tower facilities. The intent of the overlay is not to encourage coverage of

the whole site with facilities, but rather to provide flexibility in siting facilities in as sensitive a manner as possible. Additionally, the intent of the overlay is not to prevent the installation of downsized accessory facilities on sites other than that shown on the Telecommunications Overlay Map on page 82.

Currently, there are telecommunication facilities on North Peak consisting of an MCI tower, and a County Department of Information Services facility, tower and helistop. A Major Use Permit, P90-001, was recently approved for PacTel Cellular to build a tower and storage building next to the existing facilities.

In the Cuyamaca Sponsor Group Area, North Peak is the only peak with telecommunication facilities that is owned by a private land owner. All other peaks in the Subregion are either in the Cleveland National Forest or in the Cuyamaca Rancho State Park and are not subject to County land use regulations.

While residents in the Subregion recognize the need for telecommunications facilities, they have concerns over telecommunication facilities because of potential interference with electronic instruments, potential health damages, the visual impact of such facilities and the degradation of the wilderness experience, and because of the possible impact of service trucks on local roads that may be narrow and poorly improved.

Standards for the development of telecommunications facilities can be found in the San Diego County Zoning Ordinance and Regional Land Use Element Text. In addition to these standards, the following policies are to be applied to discretionary permits for telecommunication facilities in the Subregion.

POLICIES AND RECOMMENDATIONS

1. Each tower operator shall maximize compatibility between towers, support facilities and structures and the surrounding environment by utilizing colors and building materials on all towers, support facilities and structures which visually blend into the surrounding landscape. [CP]
2. Visual impacts from roads identified as scenic shall be minimized. [CP]
3. All landscaping of telecommunication sites must utilize species of plants native to the local area. [CP]
4. All landscaping of telecommunication sites must be watered until firmly established and maintained during the life of the facility unless it is required to be removed by a fire protection district. [CP]

5. Applications for new facilities or expansion of existing facilities shall be reviewed for light pollution by the Laguna Mountain Observatory. [CP]
6. Structures should be screened to the maximum extent possible by landscaping or other natural features and accessory buildings shall not be allowed on ridgelines. [CP]
7. Dishes set at ground level or set as close to the ground as possible or under a lip instead of on towers should be considered whenever feasible. [CP]
8. Impacts on local roads shall be fully mitigated to the extent caused by construction and maintenance of telecommunications facilities as opposed to that caused by other users, and to the extent that environmental constraints allow road improvements. [CP,DPW]
9. Co-location and joint use of facilities is strongly encouraged unless co-location or joint use is found to negatively impact a community. [CP]
10. Master planning of telecommunications sites is strongly encouraged. [CP]
11. In the absence of a master plan for a site, future Major Use Permits, Major Use Permit Modifications, and renewals must include a plan to co-locate the proposed facilities with any existing facilities on-site, on a nearby site, or to jointly use these facilities. It is the responsibility of the applicant to demonstrate that the proposed new facilities cannot be jointly used, or co-located with the existing facilities on-site or on a nearby site. [CP]
12. Any new Major Use Permit or Major Use Permit Modification shall assess the viability of existing facilities within the permit boundary. It is intended that any unused facility shall be either retrofitted or removed from the site. [CP]
13. The County of San Diego is obligated to comply with the above policies when and if its facilities are expanded. [GEN]
14. Consider limiting all new Major Use Permits, Major Use Permit Modifications and renewals to a 10-year expiration date, if safety standards and visual impact were identified as issues by the DPLU during the review of the project. If the applicant proposes to renew the permit, a review of the original permit will be conducted. The 10-year review shall ensure that each permit meets the recognized National Safety standards in effect at the time of the review and shall include an assessment of any new technological advances which may allow the facilities to be downsized. [CP]
15. The downsizing of facilities as technology changes is strongly desired. [GEN]

MAP OF TELECOMMUNICATIONS OVERLAY ON NORTH PEAK

7. **SAFETY**

GOAL

PROMOTE THE ESTABLISHMENT OF EMERGENCY AND PREVENTATIVE PROCEDURES TO REDUCE DAMAGES FROM GEOLOGIC HAZARDS, MEDICAL EMERGENCIES AND OTHER DISASTERS.

FINDINGS

Faults -- No known active faults are found within the Subregion, although there are a few minor inactive faults in the southeastern corner of the Pine Valley Sponsor Group area.

Adjacent to the Subregion, however, is the Elsinore Fault, the largest active fault in San Diego County, which runs in a northwest-southeasterly direction down Banner Grade (Hwy 78) at a distance of approximately six miles northeast of the center of Cuyamaca. This fault presents a significant potential for major earthquake activity. Numerous epicenters have been located along the fault with the largest recorded earthquake magnitude measuring 6.02 on the Richter scale. Future activity along the Elsinore Fault has been estimated at a maximum credible Richter Scale magnitude of 7.6 sometime within 100 years. A major earthquake of this magnitude could potentially result in serious damage including disrupted utility services, failure of earthen dams, landslides, as well as structural damage in the Cuyamaca or Mount Laguna areas. Although precise evaluation of specific earthquake risks for the Central Mountain area is difficult due to the incorporation of many interactive factors such as ground response, distance from earthquake epicenter, disturbance magnitudes, and structural capabilities, it should be noted that a considerable potential for damaging seismic activity does exist within parts of the Planning Subregion.

Landslides -- Without the benefit of extensive studies, landslide areas are primarily known only from evidence of previous landslides. In the Central Mountain area these areas have been mapped. The most prominent areas are the north and south faces of North Peak in Cuyamaca, the area north of Sherilton Valley, and the western slopes of Guatay Mountain. Care should be exercised in interpreting such a map, however, as areas that have experienced past landslides may be at equilibrium and, thus, might not experience any further movement. Further in-depth studies, at the time of project application, would have to be performed to determine the potential for future landslides.

Emergency Services -- The Julian Cuyamaca FPD, Rural FPD, Mt. Laguna Volunteer Fire Department, and Pine Valley FPD provide emergency medical services. However, emergency service response time can be over 20 minutes in some areas of the Subregion.

POLICIES AND RECOMMENDATIONS

1. Until emergency service response times can be improved, residential densities should be limited to 1 dwelling unit per 20 acres in areas with response times greater than 20 minutes. [CP]

8. CONSERVATION

GENERAL CONSERVATION

GOALS

1. ENSURE THE CAREFUL MANAGEMENT OF ENVIRONMENTAL RESOURCES IN THE PLAN AREA TO PREVENT WASTEFUL EXPLOITATION OR DEGRADATION OF THOSE RESOURCES, AND TO PRESERVE THEM FOR FUTURE GENERATIONS.
2. ESTABLISH RESOURCE CONSERVATION AREAS TO ENSURE THE PROTECTION AND PRESERVATION OF HIGH QUALITY NATURAL RESOURCES AND SIGNIFICANT CULTURAL RESOURCES.

FINDINGS

The Central Mountain Subregional Planning area possesses large areas of land of great scenic beauty in their natural state. These scenic resources are of vital ecological importance in providing (a) needed habitat for a rich variety of plants and animals, and (b) essential uncontaminated watershed. Groundwater is of critical importance in this region as the sole source of water supply. Archaeological and historical resources are also abundant in the area.

Conservation may be defined as the foresighted utilization, preservation, and/or renewal of natural or biological resources, for the greatest good of the greatest number, on a sustainable basis. No generation should be allowed to needlessly damage or reduce the future general wealth or welfare by the way it uses or misuses any natural resource. Because of the local and regional significance of natural resources within the planning area, conservation of these resources is of vital importance to the Central Mountain Subregion.

The County Board of Supervisors has adopted Resource Conservation Areas (RCAs) for a number of areas within San Diego County. These RCAs identify lands that possess significant natural resources which require special attention so that they can be preserved or utilized in a manner best serving public and private objectives.

Resource Conservation Areas are designed to identify sensitive resources. They are not intended to restrict property rights. However, RCAs warrant special scrutiny to insure that a proper balance is struck between individual rights and the conservation, protection, and preservation of particularly sensitive resources. In the Central Mountain Subregion, RCAs have been identified to protect wildlife habitat, native plants and animals, scenic slopes, and landmarks.

The intent of the RCA overlay is to conserve resources in a manner best satisfying public and private objectives. This may be accomplished by any one of a number of actions, depending on specific situations, including: public acquisition, establishment of open space easements, application of special land use controls

such as the Scenic Area Regulations or the proposed Sensitive Resources Area Regulations or by incorporating special design into Subdivision Maps or Specific Plans.

RCAs are delineated on the RCA Map found on page 132. The map identifies the RCAs by number. Appendix B contains the number, name, and description of each area and the resource or resources that should be protected. The RCA Map is an Overlay Map to the Land Use Map. An RCA overlay does not change the underlying land use designation of the Community Plan; rather the overlay identifies sensitive resources and guides development.

POLICIES AND RECOMMENDATIONS

1. The Environmentally Constrained Area (ECA) Regional Category shall be applied to areas identified as containing rare and endangered plant and animal species, archaeological sites, agricultural preserves, and other environmentally sensitive sites that could be adversely impacted by development. [CP]
2. The County and other public or non-profit agencies should consider purchasing the Resource Conservation Areas identified in Appendix B as funds become available. [GEN]

AIR QUALITY

GOALS

1. DISCOURAGE THE PRODUCTION OF LOCAL AIR-POLLUTING EMISSIONS IN THE PLANNING AREA.
2. ENCOURAGE A REGIONAL APPROACH TO THE CONTROL AND REDUCTION OF AIR POLLUTING EMISSIONS, INCLUDING THE SUPPORT OF AIR POLLUTION CONTROL DISTRICT POLICIES.

FINDINGS

Air pollution is mobile and pervasive. Air pollution from one community does not stop at that community's borders. Because of this, one community cannot implement air pollution abatement programs and not expect to continue to be affected by pollutants. Thus, air quality issues are best addressed through regional policies. Very minor changes in air quality have been observed to have substantial adverse effects upon flora and fauna of the Subregion, especially indigenous oak and pines. In the absence of careful regional and local controls, air contaminant levels can be expected to reach even higher levels during the life of the plan.

POLICIES AND RECOMMENDATIONS

1. Land uses shall be integrated to allow residents close access to necessary commercial and civic activities. [CP]

2. Alternative transportation modes shall be encouraged. [T]
3. The implementation of the Regional Air Quality Strategy (RAQS) and other Air Pollution Control District plans and policies shall be supported. [GEN]
4. As part of the Countywide program to accomplish the objectives of the RAQS, the DPLU shall coordinate with the APCD and other agencies in the San Diego air management process to propose future plan amendments to regional, general, or community plans as new techniques in air quality planning become available that will improve air quality. This community plan shall be amended as appropriate in support of this overall effort. [RP]

ARCHAEOLOGY AND HISTORY

GOALS

1. PRESERVE KNOWN HISTORICAL AND ARCHAEOLOGICAL RESOURCES AND PROVIDE ADEQUATE PROTECTION FOR NEW SITES AS THEY ARE DISCOVERED.
2. IDENTIFY AND PRESERVE ARCHAEOLOGICAL AND HISTORICAL RESOURCES THROUGH REGULATORY REVIEW OF DEVELOPMENT PROJECTS.

FINDINGS

The Subregion has a long history of human habitation from the early Kumeyaay people through the arrival of Spanish and Mexican explorers to the present. Riparian and Oak woodland biotic communities served as rich food resource areas and centers for habitation. Rock outcroppings in and around oak woodland areas were frequently used as grinding sites. Historical information was only available for the community of Descanso at the time of preparation of the Plan Text.

The publication of the book "Descanso: Place of Rest" has led to the identification of numerous historic sites, and further research is being done on the history of Descanso. The Descanso Town Hall has been proposed for State and County historic designations. Past archaeological studies have reported significant archaeological sites and future studies will undoubtedly reveal additional sites.

The Community of Descanso and the County Historical Board find the following resources of historical importance:

- a. The Town Hall -- on Viejas Grade, 1898.
- b. Ellis Cemetery -- east of Highway 79, 1871.
- c. First Schoolhouse -- foundation is west of Highway 79, late 1870s or early 1880s.
- d. Descanso Station Restaurant -- on Highway 79, early 1930s.

The Community of Descanso finds the following resources of historical interest:

- a. The Jackass Mail Route -- part of the Old Viejas Grade, 1857-61.
- b. Magdalena and Esther Mines -- on Viejas Grade across from the Ranger Station, c1899.
- c. The Descanso Hotel -- on Viejas Grade, c1926-68.
- d. Perkins Store -- on present site at Viejas Grade and Viejas Boulevard, 1928.
- e. The "Red" Schoolhouse -- west of Sweetwater River and south of the bridge, 1898-1935.
- f. Present Descanso Elementary School -- on Viejas Boulevard, 1935.

POLICIES AND RECOMMENDATIONS

1. Archaeological studies will be required where appropriate. [CP]
2. Appropriate historical resources shall be nominated to the State and/or National Register of Historic Resources. [RP]
3. Archaeological sites of significance should be protected and properly studied by qualified archaeologists. [CP]
4. Significant historic and prehistoric sites located within the Subregion shall be evaluated for Historic Landmark Status under Ordinance 7105 and if qualified shall be designated and rezoned in accordance with Section 7550 and regulated under Section 5700 of The Zoning Ordinance. [RP]
5. Unique archaeological resources as defined in the County of San Diego Archaeology/History Procedures located within the Subregion shall be preserved in protective open space easements and may be capped with topsoil where threatened by vandalism, and recorded at the regional office of the State Historic Preservation Office. [CP]
6. The County will encourage public agencies and private property owners to make significant archaeological and historic resources available to the public for educational purposes. [CP,RP]
7. Owners of unique archaeological sites shall be encouraged to work with conservancy organizations in order to better manage the archaeological resources. [CP,RP]
8. Property owners who discover objects or structures which may have historical, cultural or archaeological significance on their properties are

encouraged to record the finds with the California Site Survey, Social Science Laboratory, San Diego State University, and pass the information on to the County of San Diego. [GEN]

9. Alternative methods of making historic structures safe for occupancy shall be encouraged when they fail to meet standard codes. [B,RP]
10. Owners of Historic Landmarks Sites shall be encouraged to seek Mills Act Tax benefits as an incentive for long-term preservation. [RP,CP]
11. Create RCAs to protect unique or otherwise scientifically valuable archaeological sites that are identified in CEQA studies, scientific investigations, or from institutional records. [CP]
12. Create management plans to protect archaeological sites from future land development and vandalism. [CP,RP]
13. Encourage scientific investigations of archaeological and historic resources representatives by qualified archaeologists and native americans. [GEN]
14. Encourage the development of public outreach educational exhibits and programs for community benefit in projects with archaeological and historical resources. [GEN]
15. Develop adequate curation of archaeological collections from protected sites that maintain the materials for long-term public benefit. [GEN]

DARK SKY

GOAL

PRESERVE DARK NIGHT SKIES TO MAINTAIN COMMUNITY CHARACTER IN THE CENTRAL MOUNTAIN AREA AND TO INSURE THE CONTINUED ASTRONOMICAL RESEARCH AND EXPLORATION BY THE MOUNT LAGUNA OBSERVATORY AND LOCAL ASTRONOMERS.

FINDINGS

Minimal light pollution is an important aspect of the quality of life within the Planning Subregion, and continued regulation is necessary for the retention and protection of the rural character. In the absence of careful regional and local controls, light pollution levels can be expected to reach higher levels during the life of the plan. The Descanso detention facility and the La Cima Honor Camp are already a major light pollution source in the Planning Area according to some residents.

Optical astronomy remains a basic and important field of research. The mountain region of San Diego County is one of the best visual astronomical research areas in the United States. The Mount Palomar and Mount Laguna astronomical

research stations represent major capital investments which should be protected.

Light and air pollution are the chief threats to astronomical research in the United States. Light pollution is cumulative in that existing sky brightness is increased by each new source; it is incorrect to assert that any additional light, however minor, will be lost in the glow which presently exists.

POLICIES AND RECOMMENDATIONS

1. Strictly enforce the County's Light Pollution Ordinance. [CP]
2. Lighting shall be strictly limited to what is absolutely necessary for safety. [CP]
3. The use of technology advances (such as motion sensitive night lighting systems) which will reduce present and future light pollution will be encouraged. [CP]
4. The impacts of future development upon the dark sky characteristics of the planning area shall be minimized. [CP]
5. The creation of new roads in the planning area will be kept to an absolute minimum. [CP,T,DPW]
6. Future road and construction plans within the planning area should include revegetation elements containing plant and tree types at locations which will mitigate associated light pollution. [CP,DPW]
7. Forestation of areas adjacent to existing roads, structures and grading sites will be encouraged in order to block associated light pollution. [CP]
8. The impact of all facilities upon the dark sky characteristics of the planning area shall be reduced. [CP,GEN]

MINERALS

GOAL

EXTRACTION OF MINERAL RESOURCES WITHIN THE CENTRAL MOUNTAIN SUBREGION SHOULD NOT ADVERSELY IMPACT THE OTHER CONSERVATION GOALS.

FINDINGS

The Central Mountain Subregional Planning Area is for the most part underlain with fractured rock and granitic rock of volcanic origin.

The Subregion contains many mines, such as the Esther and Magdalena gold mines in Descanso and the Stonewall mine in the Cuyamaca Rancho State Park, which ceased operation in the early 1900's. Also present are small quantities of precious stones.

There are many quartz outcroppings in the Subregion which are highly valuable as aesthetic resources.

There are significant sand, rock, and gravel deposits in the Subregion. Mining of these deposits in the planning area would severely impact the aesthetic resources, wildlife habitat, plant communities, water and soils. Mining activities also generate dust, noise, blasting vibrations, and truck traffic, which makes them incompatible with the overall intention of resource conservation for the Subregion.

POLICIES AND RECOMMENDATIONS

1. Extraction of minerals shall comply with existing laws regulating such an activity. [CP]
2. Heavy truck traffic, frequent blasting, repeated noise and dust shall be discouraged. [CP]

SOILS

GOAL

PRESERVE NATURAL LANDFORMS, WATER RESOURCES, AESTHETIC RESOURCES AND SOILS BY PREVENTING EROSION DUE TO THE DEVELOPMENT PROCESS.

FINDINGS

The soil of the Central Mountain Subregion consists mostly of well-drained cobbly fine sandy loams and stoney loams that are weathered into place from various other rock types. These soils occur on mountainous uplands and are found to have slopes from 9 to 65 percent in most cases, generally between the elevations of 2,500 and 8,000 feet. Soil characteristics and depth are described in more detail in the general soil summary of the Environmental Impact Report (EIR) prepared for this Community Plan and in the U.S. Department of Agriculture's soil survey of the San Diego area.

None of the soils found in the Central Mountain Subregion are classified as having special use constraints by the U.S. Department of Agriculture. Only a few areas in Descanso have been classified as "prime agricultural land," that is, having the best combination of physical and chemical features for the production of agricultural crops.

Many of the mountains in the Subregion are formed from gabbroic rock, a type of rock (and associated soil) endemic to San Diego County and containing a high percentage of iron ore. While many plant species cannot tolerate the iron, some endemic species have adapted to the higher concentrations and, thus, are able to out-compete those species which cannot grow in soils which have a high iron concentration. For this reason, these endemic plants tend to be found in higher concentrations on gabbroic soils. Figure 19, in Section F of the Plan EIR,

indicates the locations of gabbroic soils and geologic substructures within the Subregion.

POLICIES AND RECOMMENDATIONS

1. Large-scale developments, or those with a large potential to create excessive run-off or erosion, shall provide the following analysis as part of the environmental review process: [CP]
 - a. Run-off calculations -- this includes run-off volumes, rates and peak run-off flows.
 - b. Soil Loss Predictions -- this includes the annual soil loss in tons per acres (or fractions thereof) from the site prior to, during, and after construction per the County Grading Ordinance.
 - c. Design Management Facilities -- this includes modification of the proposed project as necessary to reduce soil loss by such mitigating measures as slope stabilization, vegetation protection, revegetation and other techniques which will reduce soil loss to natural or lower levels.
2. Future road construction and improvement plans within the planning area should include revegetation elements containing plant and tree types at locations which will mitigate associated soil erosion and degradation. [CP,DPW]
3. Forestation of areas adjacent to existing roads, structures and grading sites will be encouraged in order to reduce soil erosion. [CP]

VEGETATION AND WILDLIFE

GOALS

1. PREVENT THE UNNECESSARY ALTERATION OF THE NATURAL LANDSCAPE AND WILDLIFE HABITAT WITHIN THE PLANNING AREA.
2. WHENEVER POSSIBLE PROTECT ALL SENSITIVE LANDS AND HABITAT SUCH AS CONIFEROUS FORESTS, HIGH MONTANE MEADOWS, NATIVE GRASSLANDS, DIEGAN SAGE SCRUB, OAK WOODLANDS, MONTANE CHAPARRAL, RIPARIAN WOODLANDS, VERNAL POOLS, AND ANY OTHER WETLANDS.
3. CREATE OPEN SPACE CORRIDORS OF SUFFICIENT SIZE TO MAINTAIN BIOLOGICAL DIVERSITY AND FUNCTIONAL ACCESS FOR WILDLIFE TO AND FROM WATER, FOOD, AND BREEDING AREAS, AND TO PREVENT THE CREATION OF BIOLOGICAL ISLANDS.
4. IDENTIFY AND PRESERVE ENDANGERED, THREATENED, OR SENSITIVE HABITATS, AND SPECIES OF PLANTS AND WILDLIFE.

5. ENCOURAGE THE USE OF VEGETATION NATIVE TO THE CENTRAL MOUNTAIN SUB-REGION FOR REVEGETATION AND LANDSCAPING, INCLUDING TREES, SHRUBS, AND GROUNDCOVER.

FINDINGS

A rich diversity of biological resources exist within the Central Mountain Subregion. The Descanso area is of particular biological interest because it lies in the transition from lower to upper Sonoran Life Zones and as a result has a complex ecology.

There are a number of plant communities in the Central Mountain Subregion. Of these, coniferous forest, Oak woodland, Riparian woodland, and meadow/grassland are particularly important due to their scarcity in San Diego County and their value as wildlife habitat. Chaparral is also ecologically significant and is declining due to the brushing and grading associated with development throughout the County.

A number of sensitive animal and plant species have been identified in the Central Mountain Subregion. Based on habitat requirements others which have not been identified may occur here. The identification of these species and their habitat requirements is the first step in their preservation. Once this has been determined the development of a habitat preservation and/or recovery plan is necessary to prevent their extirpation.

A number of sensitive plant species found in the Subregion are, for example, Rattleweed Locoweed, which is endemic to San Diego, and Cuyamaca Cypress, a rare and endangered plant found in the King Creek watershed and possibly in other parts of the Subregion.

The plant communities provide habitat for numerous species of wildlife including species which are listed as Special Animals by the California Department of Fish and Game, Natural Diversity Data Base. Some examples of listed animals found or expected to be found in the plan area include the great blue heron, golden eagle, Cooper's hawk, least Bell's vireo, yellow warbler, American badger, Pacific kangaroo rat, Southern rubber boa, and San Diego horned lizard. The least Bell's vireo is federally listed as rare and endangered. The mountain lion is also found in the plan area. It is a protected species whose status is of statewide concern. Other valuable species of wildlife found in the plan area include the mule deer, bobcat, coyote, and gray fox.

The plant communities and associated wildlife species found in the Subregion represent a valuable resource to the people of San Diego County and the State of California. Their continued viability is threatened due to habitat loss or alteration from development. For the purpose of preserving biodiversity, the viability and importance of habitats increase proportionately with the area of the habitat. Presently not subject to the environmental review process, removal of native

vegetation for agricultural or residential development produces the most serious impact on local wildlife. Care must be taken to preserve these resources for the future and minimize the impacts upon them.

The wide variety of habitat types in the Central Mountain Subregion support a tremendous diversity of plant and animal species. Open space corridors will help ensure that this diversity is maintained. Open space corridors along waterways such as the Sweetwater River will protect one of the most valuable habitat types, riparian woodland, and will also help to preserve and sustain groundwater supplies. Open space corridors provide wildlife migration routes between wild areas. The lack of these corridors between wild areas could isolate wildlife populations causing a loss of genetic diversity and population decline.

The use of native vegetation provides habitat for animals; increases the species population, thus ensuring a larger breeding population; reduces the visual impacts of development by helping structures blend into the surrounding environment; conserves water; and retains community and regional character.

The use of vegetation native to the Central Mountain Subregion in landscaping and erosion control plans for future private and public developments can significantly preserve and replenish biological resources.

Many plant communities, most notably chaparral, require periodic burning as a natural regrowth renewal process. Artificial fire suppression to protect private property has resulted in an accumulation of this high fuel content vegetation resulting in a fire hazard to other vegetation -- some of which requires very long regrowth periods, and some endangered species. Therefore, a comprehensive fire-fuel management plan of controlled burning is necessary for this plan area to address the natural regrowth process and avoid catastrophic wild fires on both private and public lands.

The aesthetic value of the impressive mature oak and pine trees for which the Subregion is well known is difficult to translate into dollars. The importance of protecting vegetation that has spanned generations cannot be overstated and will be enjoyed by generations to come. Education regarding open space requirements and groundwater needs is necessary to sustain the trees' ecosystem, especially in periods of drought.

POLICIES AND RECOMMENDATIONS

1. Grading for structures should be limited to the building footprint, garages and driveways. [CP]
2. In chaparral, clearing of brush shall be limited to that required for fire protection. [CP]

3. Cut/fill slopes shall be limited to five feet whenever possible. [CP]
4. Cumulative effects of habitat disturbance should be addressed during evaluation of environmental impacts of development projects. [CP]
5. County agencies reviewing site plans, landscaping plans, and grading plans shall favor the retention of existing native vegetation, especially mature, healthy trees. [CP]
6. Selective cutting and regeneration may be encouraged for reasons of wildlife and forestry management. [CP]
7. For any project requiring environmental review, biological studies will be required that specifically address wildlife movement corridors and areas of wildlife concentration whenever applicable. [CP]
8. Any identified wildlife corridors shall be preserved by the granting to the County of an open space easement. The width of the easement will depend on the type of wildlife using the corridor and the natural topography, plus a 50 foot buffer on either side of the corridor where feasible. [CP]
9. Biological studies addressing corridors shall attempt to identify where the corridor continues off-site for a distance of one half mile beyond the borders of the property. [CP]
10. Ensure that open space easements for corridors will continue on adjacent parcels by mapping all identified corridors on a Master Corridor Map. [CP]
11. Biological studies shall be required for discretionary permits where deemed necessary by County environmental review staff. These studies shall specifically address, but not be limited to, the identification of endangered, threatened, and sensitive species. [CP]
12. Spring surveys shall be required in areas where sensitive species are known to exist. [CP]
13. All biological resources shall be recorded on a Resources Map by the County environmental review staff. Biological reports shall be kept for public record and use. [CP]
14. All "D," "B" and "G" designators should require applicants to use native vegetation for landscaping. [CP]

VISUAL RESOURCES

GOAL

PREVENT VISUAL BLIGHT AND DEGRADATION OF THE VISUAL RESOURCES IN THE CENTRAL MOUNTAIN SUBREGION.

FINDINGS

The Central Mountain Subregion is one of the most visually significant areas in southern California. Claiming six of the ten highest peaks in San Diego County, the Subregion offers residents and visitors undisturbed views of mountains, meadows, chaparral-covered hills, Oak woodlands, and Riparian canyons. The Subregion also offers a glimpse of the rural America that is quickly disappearing in southern California.

The Central Mountain Subregion receives hundreds of thousands of visitors yearly, both from San Diego County and from elsewhere in the country. These visitors are attracted to the recreational open space found here, seeking physical and mental relief from urban and suburban environments. The undeveloped visual resources of the area contribute greatly to the value of the area as a recreational resource.

Urban development east of Greater San Diego stops at the border of the Cleveland National Forest, coinciding with the boundary of the Central Mountain Subregion. To prevent the continuation of such development and the suburbanization of Descanso, Pine Valley, and adjacent lands, fairly strict regulations addressing visual blight may need to be adopted.

POLICIES AND RECOMMENDATIONS

1. Planned residential developments and Specific Plan areas shall blend harmoniously with the natural contours of the land, preserve native vegetation in an undisturbed state wherever possible, and encourage the use of native plant species and natural scenic geological formation in the project's landscape design. [CP]
2. Development shall be designed to follow the natural contours of the land and preserve hillsides, ridgetops and horizons. [CP]
3. Billboards and permanent Adopt A Highway signs are not desired in the Subregion. [GEN,CAL]
4. Development along scenic roads and highways shall be designed so as not to detract from the appearance of open spaces. [CP]
5. The standard condition that utilities be undergrounded should not be waived.

[CP,DPW]

9. **OPEN SPACE**

GOALS

1. MINIMIZE THE URBANIZATION OF RURAL LANDS OUTSIDE OF ESTABLISHED COMMUNITIES.
2. ENCOURAGE A SYSTEM OF OPEN SPACE THAT PRESERVES UNIQUE NATURAL FEATURES, ENHANCES RECREATIONAL OPPORTUNITIES, CONSERVES SCENIC RESOURCES, AND RETAINS THE PEACEFUL BEAUTY OF THE SUBREGION.

FINDINGS

Open Space is defined herein as lands reserved for agricultural activities, outdoor recreation, and the protection of natural resources. Open Space is the primary factor contributing to the rural character of the Central Mountain Subregion. Communities are well defined by large expanses of intervening public and private lands that are undeveloped. Open Space is highly valued by the residents because it provides rich wildlife and vegetative habitats, and contributes immensely to the tranquillity and beauty of the Subregion.

Open Space for outdoor recreation is discussed in the Recreation Chapter. Open space for the preservation of natural resources is discussed in the Conservation Chapter and in the Scenic Highways Chapter. Open Space for Agriculture is discussed in the Agriculture Section of the Land Use Chapter.

Most of the Open Space in the Subregion is managed by the California Department of Parks and Recreation (Cuyamaca Rancho State Park) and by the United States Department of Agriculture (Cleveland National Forest). Open Space in private ownership is of sufficient high quality to warrant protection and to ensure that Open Space links between public and private resources are preserved.

The rural component of San Diego's Regional Open Space Plan recognizes that there must be ultimate limits to the extent of urbanization in this region, and that the rural component provides a necessary edge and contrast to the urban landform. Each is defined by, and has its quality and value improved by, the other. Rural open space also functions to make the San Diego region different and of a higher quality than other metropolitan areas, where the urban form has been allowed to stretch continuously and uninterrupted from one end of a region to the other.

POLICIES AND RECOMMENDATIONS

1. To minimize the urbanization of rural lands outside of established communities and maintain the open space character of the Subregion, the

land use pattern should be limited as follows:

- a. No industrial land uses or basic economic generators should be allowed other than custom manufacturing, extractive or agriculture-related uses, and tourist uses which are dependent upon and maintain the rural function and character of the land and its rural communities. [CP]
- b. Residential development outside of rural communities should be at the lowest planned densities, and associated with defined, viable rural land uses on the same land. Residential development in towns should be limited in number of units and extent to maintain the small size of the town, and should have a scale and character of structure consistent with the rural setting; generally excluding multi-family or attached units, and generally limited to one or two stories in height. [CP]
- c. Commercial development should be limited to Country Towns or individual stores/operations at highway crossroads; there should be no regional centers or malls. Commercial uses generally should be on small, individual lots such as along a "main street". Structures should be of a size and character to fit and maintain the rural or rural setting. [CP]

10. **RECREATION**

GOALS

1. ENCOURAGE COORDINATION AMONG PUBLIC AGENCIES PROVIDING RECREATIONAL AMENITIES.
2. ENCOURAGE THE USE OF SCHOOL SITES FOR ACTIVE RECREATION.
3. PROTECT LOCAL RESIDENTS FROM THE ADVERSE IMPACTS OF REGIONAL RECREATIONAL ACTIVITIES.
4. PROTECT STATE AND FEDERAL LANDS FROM ENCROACHMENTS BY ADJACENT PROPERTY OWNERS AND PROTECT PRIVATE LANDS FROM ACTIVITIES OCCURRING ON PUBLIC LANDS.
5. ENHANCE THE PHYSICAL, MENTAL AND SPIRITUAL WELL BEING OF THE RESIDENTS BY PROVIDING AND PRESERVING OPPORTUNITIES FOR RECREATION, REST, PHYSICAL ACTIVITY, EDUCATION AND RELATIONSHIPS WITH THEIR NEIGHBORS.
6. PROVIDE A SYSTEM OF PARKS, OPEN SPACE, RIDING AND HIKING TRAILS, INDOOR AND OUTDOOR RECREATION FACILITIES WHICH WILL PRESERVE THE RURAL MOUNTAIN LIFE STYLE SOUGHT BY THE RESIDENTS OF THE PINE VALLEY AND DESCANSO PLANNING AREAS.
7. ENCOURAGE THE DEVELOPMENT OF PRIVATE FACILITIES TO AUGMENT THE EXISTING PUBLIC RECREATIONAL FACILITIES WITHIN THE AREA.
8. ESTABLISH A CENTRAL MOUNTAIN LOCAL PARK PLANNING AREA.
9. DEVELOP A TRAILS ELEMENT WITHIN THE PRIVATELY OWNED AREAS WHICH WILL PERMIT CONTINUED ACCESS TO PUBLIC LANDS AS FUTURE DEVELOPMENT OCCURS.
10. ESTABLISH, PROTECT AND MAINTAIN AN ENJOYABLE, EFFICIENT AND SAFE NETWORK OF RECREATIONAL TRAILS.

FINDINGS

Existing Facilities and Trails

The Central Mountain Subregion contains almost all of Cuyamaca Rancho State Park's 25,000 acres, and approximately 120,000 acres of the Cleveland National Forest. The County of San Diego owns and maintains the Pine Valley Regional Park, and has a Joint Powers Agreement with the mountain Empire School District for local park facilities at Descanso Elementary School. The Lake Cuyamaca Recreation and Park District manages the Lake Cuyamaca Recreation Area. Existing local park facilities are shown on page 108.

The County General Plan Recreation Element recommends the standards of 15 acres of local park land for every 1000 persons. Aggregate totals for the Central Mountain Subregion show that it currently has 19.7 acres of local park land for the current population. The current local park need is 64 acres, and by 2010 this will increase to 97 acres to meet the need for the estimated population of 8,789. The current regional park need for the region is met by the available State and Federal park facilities. Therefore, at present time, the subregion requires additional local park land to meet the above standards. Park needs estimates based upon current and projected population are shown on pages 106 and 107.

Residents of the Subregion strongly support hiking and riding trails, additional facilities to meet the needs of the young, and conserving as much open space as feasible.

Cuyamaca Rancho State Park offers many recreational activities: over 100 miles of riding and hiking trails; exhibits at the Stonewall Mine, the park's interpretive center at Paso Picacho, and a museum at the park's headquarters; family campsites at Paso Picacho and Green Valley; group campsites at Paso Picacho; environmental campsites; primitive trail camps at Arroyo Seco and Granite Springs; family equestrian campsites at Los Caballos on the California Riding and Hiking Trail; and group equestrian camping at Los Vagueros. Nearly 13,000 acres are classified as Wilderness where no vehicles, including bicycles, are allowed. Cuyamaca Rancho State Park leases land for a Boys Scout Camp and a City/County Outdoor Camp. Approximately 600,000 visitors enjoy the park's amenities per year. A map of the boundaries of Cuyamaca Rancho State Park can be found on page 34.

There are approximately 120,000 acres of the Cleveland National Forest within the Subregion, as shown on page 34. Most of this acreage lies in the Descanso Ranger District. Land within the Forest is managed as wilderness areas (Pine Creek Wilderness), developed recreation complexes (Laguna Mountain Recreation Area), general forest unroaded areas (Noble Canyon Area) where maintenance of natural qualities and conditions for wildlife are emphasized, general forest roaded areas (all areas not classified otherwise) where motorized access is allowed, and research natural areas (King Creek - Cuyamaca Cypress) to protect and maintain sensitive vegetation. There are 60 miles of riding and hiking trails in the Descanso Ranger District, including 37 miles of the Pacific Crest Trail, and miles of the California Hiking and Riding Trail, two trails for four-wheel drive vehicles, other motorized vehicles, hikers, riders, and mountain bikes (Bear Valley and Los Pinos Routes), and two trails for all uses except four-wheel drive vehicles, Kernan Cycle and Spur Meadow Cycle Trails. Remote camping is allowed along some of these trails. The Forest also offers campgrounds and picnic areas, and visitor activities such as nature walks.

Problems exist because of the proximity of private lands to State and Federal lands. Private landowners sometimes use public lands as extensions of their own backyards, by clearing vegetation and using non-designated areas for riding. These encroachments are especially damaging to wilderness areas. Encroachments also occur when visitors to State and Federal lands trespass onto private property. Problems also arise from changes in resource management priorities. Additionally, persons used to riding on certain trails do not always accept the closure of these trails. Conflicts arise partly because State and Federal Rangers are more aware today than in the past of sensitive vegetation and habitats, and because there has been, and will continue to be, a significant increase of visitors. This increase in visitors causes periodic changes in resource management priorities.

Pine Valley Regional Park is a 17-acre park, located at the westerly entrance to Pine Valley. It consists of family and group picnic areas, a tot lot, tennis court, ballfields, horseshoe pits and shuffleboard areas. On weekends, it attracts visitors from outside the Subregion and from Mexico.

The Lake Cuyamaca Recreation and Park District manages Lake Cuyamaca as a recreational resource. It stocks the lake with fish, operates two campgrounds, a permit and tackle shop, and leases space to a private restaurant concession.

Descanso Elementary

The County of San Diego Parks and Recreation Department has a joint powers agreement with the Mountain Empire School District. A two acre portion of the school site offers a multi-purpose field, play equipment, picnic tables and ballfields.

Pine Valley Elementary

The site of this elementary school is not large enough to offer recreational opportunities to the residents of Pine Valley.

Future Facilities and Trails

A Recreational Trails Network Map on page 109 shows proposed trail corridors in the Subregion. Proposed trails on County and private lands will be shown as corridors within which a trail shall be located. Precise alignment studies will be conducted at the time that development occurs.

The Central Mountains subregion meets the desired standards for available regional park land per 1,000 population in 2010. The Subregion contains large acreages of public lands (State and Federal), much of which is available for public recreational uses. The Planning Area contains approximately 24,677 acres of partially developed State park and 183 acres of developed Cleveland National Forest lands. Cuyamaca Rancho State Park proposes to open

Seal Camp, which is no longer used by Navy Seals, as a small group campground. A large area of undeveloped Cleveland National Forest land is also available for future development. Consequently, County Parks and local Sponsor Groups feel that review of regional park and recreation needs should concentrate on facility development rather than acquisition and that any regional type development proposals should be coordinated with the State and Cleveland National Forest Service.

A. Parks and Recreational Facilities

The Subregion requires the acquisition and development of 97 acres of local and community parks by the year 2010. Currently, the area is deficient of 64 acres. Acquisition should proceed as soon as funds become available. Development of needed facilities will occur as funding for maintenance and operation become available. The priorities for Pine Valley, Descanso and Guatay are shown on the Park and Recreational Facilities Map on page 108 and are as follows:

1. Pine Valley: Although Pine Valley Park is a County-owned Subregional park maintained by the County Parks Department, it contains local park day use facilities that are available to the Pine Valley community residents. However, further improvement to these facilities such as a ball park, senior center and swimming pools could occur in accordance with community recreational needs if the new facilities do not add County maintenance responsibilities to the park. A possible solution to Pine Valley's local park needs would be to coordinate future recreational uses at a future school site and by expanding the existing community park.
2. Descanso: Maintain support for the maintenance and operation services of the fully developed Descanso Community Park in accordance with the needs of the citizens of the Descanso community. Efforts will be made to provide additional facilities such as a community center at the site of the road station, tennis courts, lighted volleyball fields, swimming pools and support facilities and an equestrian staging area. Some of these needs may be met at the Public Works Maintenance Station which may be vacated, and at the school site. Other possible sites for these expanded facilities are shown on the County Parks and Recreational Facilities Map.
3. Guatay: Assist in developing a local park on the west side of the community to serve the immediate population. An operations and maintenance entity must, however, be established prior to creating a park facility.

B. Trails

The Cuyamaca Rancho State Park has formed the Southern Trails Task Group which has agreed upon seven new trails to access the southern portion of the

Park. These new trails are: Green Valley ByPass, Dead Horse Meadow, Hurlburt Grove, Descanso Ridge, Blue Ribbon, Descanso Creek, and Oakzanita Peak. The Park also proposes additional trailheads and campgrounds, and is developing a mountain bike plan.

The Forest Service has proposed eight new trails: Oak Creek for hikers and equestrians and six trails for hikers, equestrians and mountain bikes. The proposed Sunshine ORV Trail is of great concern to many people, and the three Sponsor Groups in the Subregion have expressed opposition to this trail.

The Hiking and Riding Trails Network Map on page 109 identifies the proposed trail corridors for the Subregion. Most of these proposed trails follow existing public and private roads. The trails proposed on the Meadow and Bank of San Diego property in Pine Valley will be precisely located when these properties develop.

POLICIES AND RECOMMENDATIONS

A. Parks and Recreational Facilities

1. Through the cooperation of the San Diego County Parks Department and the local Sponsor Groups, the appropriate service levels of recreational programs, park use, access and maintenance and other services are to be provided. [DPR]
2. All new recreational facilities should be coordinated between the San Diego County Parks Department, the local Sponsor Group and School District, and other qualified agencies in order to promote joint use of recreational facilities. [DPR,CP]
3. Future development of park and recreational facilities is to be coordinated with the Cleveland National Forest and State of California Parks and Recreation Department in order to eliminate duplication of existing facilities and services and avoid concentration of recreational facilities and services in areas where the standards have been executed. [DPR]
4. Before dispersing Park Land Dedication Ordinance Funds to develop local park facilities, County Services Areas, alternative taxing agencies, or other organizations capable of providing ongoing park maintenance and operation services need to be created for each community requiring park facilities within the Subregion. [DPR]
5. In order to proceed with any local park improvements at this time, joint powers or cooperative agreements will be required with the affected community organizations. These agreements may be prepared when local groups have been established to provide maintenance and operations. [DPR]
6. Recreational uses shall be of a type and scale that is compatible with

surrounding low density residential uses and the National Forest, State Park lands and private holdings. [DPR]

7. Existing public facilities such as State and Federal lands, a part of the State Park next to Descanso Elementary, and unused facilities such as the County maintenance station at Viejas Grade Road in Descanso may be given priority to study for acquisition as new park land. [DPR]
8. Acquisition of lands suitable for local park and recreation purposes will be encouraged to meet the current and projected recreation needs of the community. [DPR]
9. Specific Plans should provide sites for public park facilities to the satisfaction of the community, the Department of Planning and Land Use, and the Department of Parks and Recreation. [CP,DPR]
10. Discourage construction, installations, conversions, and other types of uses which will prohibit or restrict public access within sections of Parks and Public Recreation Areas, whenever possible. [CP]
11. Discourage construction, installations, conversions, and other types of uses which will prohibit or restrict public access to mountain tops and/or scenic areas, especially those areas that provide scenic panoramic views. [CP]

B. Hiking and Riding Trails

1. Obtain dedication of and construct trails according to the Central Mountain Trails Network Map and the Recreation Element. [DPW]
2. Trail crossings of roads shall occur at locations affording maximum driver visibility, and shall be well identified with advance warning signs. The utilization of existing drainage structures (bridges, etc.) shall be maximized to avoid crossings at grade wherever possible (i.e., cross major thoroughfares underneath bridges or through large drainage culverts). [DPW]
3. Construction of trail crossings under bridges and underpasses and also at grade, including signing, shall be included as development requirements under discretionary permits. [DPW]
4. Trails shall be located so as to minimize any detrimental impact on agriculture. [DPW,CP]
5. Any trail utilizing the public rights-of-way shall be separated from motorized vehicles (whenever feasible) by fencing, large, dense shrubbery, grade differences, or other available resources. [DPW]

6. Trails shall be developed which can be safely used by hikers and riders of all ages and skills. [DPW]
7. Trails shall be designed for minimum maintenance and erosion. [DPW]
8. Trails shall be posted to prohibit motor vehicles, shooting, hunting and trapping. [DPW]
9. Volunteer equestrian organizations are encouraged to participate in the development and maintenance of trails and support facilities. [DPW]
10. Public agencies should coordinate with the private sector to provide the most appropriate facilities and services. [DPW]
11. Provide facilities to support trail use, such as group camps and staging areas within existing and future parks where appropriate. [CP,DPW]
12. Electric vehicles for the disabled may be allowed on trails if safety requirements allow such a use. [DPW]

**COUNTY REGIONAL PLAN UPDATE
POPULATION AND PARKS NEED ESTIMATE
FOR
CENTRAL MOUNTAIN SUBREGIONAL AREA**

I. DESCANSO COMMUNITY

COMMENTS

A. Population Estimate

<u>1990</u>	<u>2010</u>
2,500	2,950

2.9% a year based on Census figures obtained from San Diego Assn. of Governments (SANDAG) for Laguna-Pine Valley area.

B. Local Park Need Estimate in Acres

	1990	1990	2010	2010
<u>Inventory</u>	<u>Need</u>	<u>Deficiency</u>	<u>Need</u>	<u>Deficiency</u>
2	37.5	35.5	44.25	42.25

Based on County Standards of 15 acres/1,000 people.

C. Regional Park Need Estimate in Acres

<u>Inventory</u>	<u>1990 Need</u>	<u>2010 Need</u>
0	37.5	44.25

Coordinate activities with National Forest Service to develop regional needs for the area.

II. PINE VALLEY COMMUNITY

A. Population Estimate

<u>1990</u>	<u>2010</u>
2,000	3,180

2.9% a year based on Census figures obtained from SANDAG for Laguna-Pine Valley area.

B. Local Park Need Estimate in Acres

	1990	1990	2010	2010
<u>Inventory</u>	<u>Need</u>	<u>Deficiency</u>	<u>Need</u>	<u>Deficiency</u>
17.7	30	12.3	47.7	30

Based on County Standards of 15 acres/1,000 people.

C. Regional Park Need Estimate in Acres

<u>Inventory</u>	<u>1990 Need</u>	<u>2010 Need</u>
0	30	47.7

Coordinate activities with National Forest Service to develop regional needs for the area.

III. CUYAMACA COMMUNITY

COMMENTS

A. Population Estimate

<u>1990</u>	<u>2010</u>
300	474

2.9% a year based on Census figures obtained from SANDAG for Laguna-Pine Valley area.

B. Local Park Need Estimate in Acres

	1990	1990	2010	2010
<u>Inventory</u>	<u>Need</u>	<u>Deficiency</u>	<u>Need</u>	<u>Deficiency</u>
0	4.5	4.5	7.1	7.1

Based on County Standards of 15 acres/1,000 people.

C. Regional Park Need Estimate in Acres

<u>Inventory</u>	<u>1990 Need</u>	<u>2010 Need</u>
0	4.5	7.1

Coordinate activities with National Forest Service to develop regional needs for the area.

IV. GUATAY COMMUNITY

A. Population Estimate

<u>1990</u>	<u>2010</u>
750	1,185

2.9% a year based on Census figures obtained from SANDAG for Laguna-Pine Valley area.

B. Local Park Need Estimate in Acres

	1990	1990	2010	2010
<u>Inventory</u>	<u>Need</u>	<u>Deficiency</u>	<u>Need</u>	<u>Deficiency</u>
0	11.3	11.3	17.8	17.8

Based on County Standards of 15 acres/1,000 people.

C. Regional Park Need Estimate in Acres

<u>Inventory</u>	<u>1990 Need</u>	<u>2010 Need</u>
0	11.3	17.8

Coordinate activities with National Forest Service to develop regional needs for the area.

SOURCE: County Department of Parks and Recreation

PARK MAP

TRAILS MAP

11. **NOISE**

GOAL

PROVIDE CONTROL OF NOISE SOURCES TO MAINTAIN AN ENVIRONMENT FREE OF EXCESSIVE NOISE.

FINDINGS

Noise pollution could become a significant environmental problem in the Central Mountain Subregion, and is an issue of great concern and importance to its residents. Maintaining minimal noise pollution levels is an important aspect of the quality of life within the Subregion, and continued regulation is felt by many residents to be necessary for the retention and protection of the rural character. Some residents find that noise pollution and noise contamination levels in the Subregion are already at significant and unacceptable levels.

In the absence of careful regional and local controls, noise pollution levels can be expected to reach even higher levels during the life of the plan. The primary noise sources that have been identified are along and adjacent to Interstate Highway 8, Old Highway 80, Highway 79, Riverside Drive, and Viejas Boulevard. Private airports and helipads are two types of uses that have been specifically identified as being a significant source of noise pollution and therefore are detrimental to the rural character of the planning subregion.

POLICES AND RECOMMENDATIONS

1. Support regulatory mitigation of noise impacts along the main thoroughfares (Old Highway 80, State Highway 79, Sunrise Highway, River Road) and those associated with development. [CP]
2. Private airports, heliports, helipads, and helistops shall be discouraged in the Central Mountain Subregion except for emergency services. [CP]
3. Large projects shall be reviewed for possible noise impacts on the whole community. [CP]

POLICY CODE EXPLANATION

The responsibility for carrying out the policies of this community/subregional plan does not lie solely with the Department of Planning and Land Use (DPLU). The cooperation of private property owners, developers, decision-makers and numerous other entities, both public and private, is necessary to make these policies successful.

A code has been placed at the end of each policy within the Plan Text to identify which County department or sub-departmental section of the Department of Planning and Land Use is responsible for taking the lead in carrying out the policy. In addition, there is a code identified as "GEN", which indicates those policies that are of a general concern to all persons or groups that might be involved in development or plan implementation.

CODE

GEN	POLICY OF GENERAL APPLICATION
DPW	DEPARTMENT OF PUBLIC WORKS
DPR	DEPARTMENT OF PARKS AND RECREATION
DHS	DEPARTMENT OF HEALTH SERVICES
DA	DEPARTMENT OF AGRICULTURE
SH	SHERIFF'S DEPARTMENT
DPLU	DEPARTMENT OF PLANNING AND LAND USE
F	- FACILITIES PLANNING
E	- ECONOMICS AND DEMOGRAPHICS
G	- GRAPHICS SECTION
W	- WATER SECTION
S	- SYSTEMS COORDINATION AND DATA PROCESSING
T	- TRANSPORTATION PLANNING SECTION
RP	- REGIONAL PLANNING
CP	- COMMUNITY PLANNING
B	- BUILDING CODES ENFORCEMENT
Z	- ZONING CODES ENFORCEMENT
H	- HOUSING SECTION
CAL	CALTRANS

SDG&E

SAN DIEGO GAS & ELECTRIC

APPENDIX A - SPONSOR GROUP MAPS

CUYAMACA SPONSOR GROUP

DESCANSO SPONSOR GROUP

DESCANSO/PINE VALLEY AREA OF MUTUAL CONCERN

PINE VALLEY SPONSOR GROUP AREA

NO SPONSOR GROUP AREA

APPENDIX B - RESOURCE CONSERVATION AREAS

#88 -- El Capitan Reservoir/San Diego River Basin

Stretching from the Julian Planning Area in the north to the Alpine/Central Mountain Planning Area boundary in the south, this area is characterized by the presence of the El Capitan Reservoir, the San Diego River and its watershed, extremely steep slopes, Diegan sage scrub, chaparral, Riparian woodland, and a large number of cultural resources (archaeological sites). In addition to the individually sensitive habitats, the entire area, given its size and relative isolation, provides habitat for many wildlife species that are currently losing footing due to development in other areas. These include mule deer, mountain lion, bobcat, golden eagle, ringtail, Cooper's hawk, Northern harrier, Coast horned lizard, Granite spiny lizard, the California canyon tree frog, and many migratory waterfowl. The County's two highest waterfalls are also found here: Mildred Falls, at 100 feet, and Cedar Creek Falls, at 90 feet.

El Capitan Reservoir is one of the main reservoirs serving the greater metropolitan area of San Diego. For this reason alone, development should be limited to those uses that would not impact the water quality through increased run-off, erosion, sedimentation, or pollution. Residential density should be kept to a minimum. Grading should be minimized and confined to building footprint only. Any exposed soils should be replanted immediately. Paving should be minimized, as well, to allow maximum absorption of rainwater by the soils. All natural vegetation, essential to water absorption and retention, should be retained. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved.

#91 -- El Capitan Grande Indian Reservation

This RCA is an extension of that which was created during the Alpine Community Plan Update. The resources identified for that RCA extend beyond the political boundary of Planning Areas. From the Alpine Community Plan text: "Principal drainage and adjacent slopes in Capitan Grande Indian Reservation, include for high archaeological potential and high wildlife value. (sic)"

#96 -- Viejas Indian Reservation

This RCA is an extension of that which was created during the Alpine Community Plan Update. The resources identified for that RCA extend beyond the political boundary of Planning Areas. From the Alpine Community Plan text: "Viejas Indian Reservation and surrounding areas have many known archaeological sites and highest potential for sites yet undiscovered. Surface artifacts and evidence of previous early Indian occupation have been disturbed. (sic)"

#98 -- Sweetwater River Canyon

This portion of the Sweetwater River Basin starts at the southern end of Descanso Valley and continues to the Alpine/Central Mountain Planning Area boundary. Riparian

woodland, oak woodland, the watershed from I-8, and the watershed, which contributes to San Diego's water system via the Sweetwater Reservoir, are the important resources in the area.

Development should be limited to those uses that would not impact the water quality through increased run-off, erosion, sedimentation, or pollution. Residential density should be kept to a minimum. Grading should be minimized and confined to building footprint only. Any exposed soils should be replanted immediately. Paving should be minimized, as well, to allow maximum absorption of rainwater by the soils. All natural vegetation, essential to water absorption and retention, should be retained. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved.

129 -- Poser Mountain - Viejas Grade Road

Several species of rare or endangered plants including Acanthomintha ilifolia, Monardella hypoleuca ssp. lanata, Grindelia hallii and Haplopappus parishii, have been found along portions of Viejas Grade. In addition, Poser Mountain contains excellent examples of undisturbed Chaparral and the unique Fremontodendron californica.

140 -- Boulder Creek Basin

Starting on the western border of the Cuyamaca Rancho State Park, Boulder Creek extends westward to the San Diego River. Like the San Diego River, Boulder Creek's watershed also contributes to El Capitan Reservoir. The area also contains steep slopes, Diegan sage scrub, and Riparian woodland. Mildred Falls and Devil's Jump-Off are two of the area's significant geologic features, as is the Devil's Punchbowl, a natural rock hollow, found along the creek just west of Boulder Creek Road. Boulder Creek is also one of only two creeks in San Diego County in which the California Newt (Taricha torosa) is found. Parts of the basin also contain historic, though now defunct, goldmines.

Development should be limited to those uses that would not impact the water quality through increased run-off, erosion, sedimentation, or pollution. Residential density should be kept to a minimum. Grading should be minimized and confined to building footprint only. Any exposed soils should be replanted immediately. Paving should be minimized, as well, to allow maximum absorption of rainwater by the soils. All natural vegetation, essential to water absorption and retention, should be retained. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved.

#141 -- Mt. Gower

Located in the northwestern-most corner of the sub-region, adjacent to the Ramona Planning Area, Mt. Gower (3,103 ft.) contains steep slopes, oak woodland, and

chaparral.

Development should be reviewed to assure minimal visual impacts. This may include minimal grading which is confined to building footprints only and encouraging split-level structures. Any clearing or brushing of chaparral should be kept to a minimum to prevent visual blight. Structures should be kept as low as possible and away from ridgelines. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved.

#142 -- Upper Sweetwater River Basin

Extending from East Mesa in Cuyamaca Rancho State Park down to Descanso Valley, the North Sweetwater River Basin is the headwater basin for the entire Sweetwater River system. Resources found along this stretch of the river include Riparian woodland, Oak woodland, montane meadows, and, of course, the watershed itself.

Development should be limited to those uses that would not impact the water quality through increased run-off, erosion, sedimentation, or pollution. Residential density should be kept to a minimum. Grading should be minimized and confined to building footprint only. Any exposed soils should be replanted immediately. Paving should be minimized, as well, to allow maximum absorption of rainwater by the soils. All natural vegetation, essential to water absorption and retention, should be retained. Wildlife corridors and the biodiversity of the Cuyamaca Rancho State Park and the Cleveland National Forest shall be protected and preserved.

#143 -- Descanso Creek Basin

Like the Sweetwater River, the Descanso River has its beginning in the Cuyamaca Rancho State Park. From here it continues down to the Descanso Valley where it joins the Sweetwater River and Samagatuma Creek. Riparian woodland, Oak woodland, and the watershed are the resources of note.

Development should be limited to those uses that would not impact the water quality through increased run-off, erosion, sedimentation, or pollution. Residential density should be kept to a minimum. Grading should be minimized and confined to building footprint only. Any exposed soils should be replanted immediately. Paving should be minimized, as well, to allow maximum absorption of rainwater by the soils. All natural vegetation, essential to water absorption and retention, should be retained. Wildlife corridors and the biodiversity of the Cuyamaca Rancho State Park and the Cleveland National Forest shall be protected and preserved.

#144 -- Descanso Valley

The Descanso Valley is the centerpiece of the community of Descanso. It is currently used for dry farming and cattle and horse pasture. Scattered "rural" structures (barns, storage sheds) dot the borders of the fields which adds to the bucolic character of the area. The valley is also the confluence of three waterways: The Sweetwater River, the Descanso Creek, and the Samagatuma Creek. Thus, the resources to be protected in this area are the viewshed, the watershed, Oak woodland, and community character.

Wildlife corridors and the biodiversity of the Cuyamaca Rancho State Park and the Cleveland National Forest shall be protected and preserved.

As the valley is essentially flat, grading will not be much of an issue. Still, due to the importance of the watercourses, care should be given to minimize any impacts due to grading (erosion, run-off, sedimentation). If a property was to be developed, community character could be best preserved by retaining as much of the open fields and hills as possible. This can be accomplished by encouraging a project design which clusters structures at the base of the foothills. Clustering would be feasible provided the property was annexed to the Descanso Water District and percolation tests proved smaller parcels feasible. Wildlife corridors and the biodiversity of the Cuyamaca Rancho State Park and the Cleveland National Forest shall be protected and preserved.

#145 -- King Creek Basin

Starting on the western border of the Cuyamaca Rancho State Park, King Creek extends westward through Sherilton Valley to El Capitan Reservoir. Besides acting as a watershed, the area contains steep slopes, oak woodland, and riparian woodland. Large areas of gabbro soils are also found within this proposed RCA, on which there is a high likelihood of finding endemic plant species.

The eastern boundary of this RCA, nearest the Cuyamaca Rancho State Park, is also that of the National Forest Service's King Creek Research Natural Area. This area has been created because of the presence of the Cuyamaca Cypress (*Cupressus arizonica* ssp. *stephonsonii*), a species found only here. Care should be given to prevent any impacts to this species due to development. Wildlife corridors and the biodiversity of the Cuyamaca Rancho State Park and the Cleveland National Forest shall be protected and preserved.

#146 -- Corte Madera Ranch

Corte Madera Ranch is a relatively undisturbed area south of I-8 in the Pine Valley Sponsor Group Area. As it is in the western foothills of the Cuyamaca Mountains, it is in a transition zone between lower and higher-elevation plant communities. Examples of almost all the ecosystems found within the Central Mountain Sub-Region are found in this one area, including: Diegan sage scrub, chaparral, Oak woodland, grassland, vernal pools, moist meadow, oaks, riparian woodland, and coniferous forest. Other resources include gabbros soils, extensive archaeological resources, and geologic features (Corte Madera Mt.). Corte Madera Lake is also an important migratory bird habitat. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved.

#147 -- Guatay Mountain

Located just north of I-8 near S-79, Guatay Mountain, with its steep slopes rising to a pinnacle, is a visual landmark to the communities of Guatay and Descanso. Believed to be held in reverence by the early Native Americans of the area, the mountain is covered almost exclusively by gabbro soils, a strong indicator of endemic plant species. In fact, Guatay Mountain is one of only four places where the Tecate Cypress (Cupressus guadalupensis ssp. forbesii) is found. Any development project proposed in this area should undergo a spring biological survey. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved.

#148 -- Samagatuma Valley

This proposed RCA is found predominantly on the Samagatuma Ranch. Though other resources are present, including Oak woodland, Riparian woodland, and steep slopes, this RCA has been created primarily because of the presence of gabbro soils, a strong indicator of endemic plant species. Any development project proposed in this area should undergo a spring biological survey. Wildlife corridors and the biodiversity of the Cuyamaca Rancho State Park and the Cleveland National Forest shall be protected and preserved.

#149 -- Lake Cuyamaca and Meadows

Biologically one of the most important areas in San Diego County (counting fifteen sensitive plant species), Lake Cuyamaca and its surrounding meadows are also of major importance as a watershed (Lake Cuyamaca is owned and operated as a Reservoir by the Helix Water District), a viewshed, and a recreational resource (Lake Cuyamaca Recreational District operates the lake as a picnic, fishing, and hunting area). Because of the area's sensitivity, the Cuyamaca State Park has proposed to the California Department of Parks and Recreation the creation of a Nature Preserve on lands owned by the Park. Such a preserve would preclude any development on this land.

Any development of this area should be very limited. Wildlife corridors and the biodiversity of the Cuyamaca Rancho State Park and the Cleveland National Forest shall be protected and preserved.

Sensitive, rare, and endangered plant species found around the lake include:

Blennosperma nanum

Brodiaea orcuttii (Greene) Hoover

Calochortus invenustus

Clarkia purpurea ssp. viminea

Cryptantha affinis (Gray) Greene

Delphinium hesperium Gray ssp. cuyamacae (Abrams) Lewis & Epling

Downingia concolor Greene ssp. brevior (McVaugh) Beauchamp

Echinocereus engelmannii (Parry) Ruempler var. munzii P. & F.

Grindelia hallii Steyermark

Horkerlia bolanderi ssp. clevelandii

Hymenothrix wrightii
Lewisia brachycalyx Engelm. ex Gray
Lilium parryi Wats. var. parryi
Linanthus dichotomus
Limnanthes gracilis T.J. Howell ssp. parishii (Jeps.) Beauchamp
Montiastrum lineare
Navarretia tagetina
Orthocarpus lasiorhynchus Gray
Plagiobothrys hispidulus
Psoralea rigida Parish
Rubus glaucifolius Kell. var. ganderi (Bailey) Munz
Thermopsis macrophylla H. & A. var. semota (Jeps.) Beauchamp

#150 -- Crouch Valley

High in the Laguna Mountains, Crouch Valley is the first large meadow one sees when approaching the Laguna Mountain Recreation Area from the south. Its vast grassland/meadow is currently used for cattle grazing, but it is also important biologically as one of the few alpine meadows left in San Diego County. The Valley is also important visually, as it serves as a gateway to the Laguna Mountain Recreation Area, and is easily visible from the Sunrise Highway, a proposed National Scenic By-Way. Furthermore, it acts as the watershed for the Cottonwood Creek and Scove Canyon, which furnishes water for Pine Valley and others towns downstream. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved.

#151 -- Thing Valley

On the eastern-most edge of the Central Mountain Sub-Region, Thing Valley is an choice example of a desert/chaparral transition zone, displaying elements of plant communities found in both ecosystems (oak woodlands, grasslands, and desert wash). Steep slopes also occur here. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved.

#152 -- Pine Valley

Much of the present, open character of Pine Valley derives from the fact that most residences are hidden among trees, with the vast central montane meadow serving as open space. This not only provides clear views of the mountains beyond, but gives Pine Valley the appearance of being much smaller than it actually is. Any development in the meadow should take this factor into consideration, and should minimize impacts to this character. Any development on the slopes of the valley should minimize grading and be of a scale, form, and color that will enable it to blend into the background. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected

and preserved.

Additionally, this valley acts as a watershed for Pine Valley and Pine Valley Creek. A number of wells, owned by the Pine Valley Municipal Water District, are located in the meadow. Any development should be careful not to impact water quantity or quality. Wetland indicator plant species are found on portions of the Meadow. The Meadow is also a feeding ground for many raptors, and the northern parts of it contain one of the western-most examples of Great Basin sage scrub habitat in the County.

#153 -- Pine Creek Wilderness Area

The boundary of this 13,000 acre RCA coincides with that of the U.S. Forest Service's Pine Creek Wilderness Area. Resources are the watershed, oak and riparian woodland, steep slopes, Diegan sage scrub, archaeological sites, and wilderness.

#154 -- Buckman Springs Meadow

On the southeastern-most boundary of the Central Mountain Sub-Region, the Buckman Springs area is an important visual resource for travelers on I-8. In addition, to its agricultural use (cattle grazing) the meadow is an important habitat for raptors, reptiles, deer, birds, and other animals. Any development should be sensitive to both the visual and biological importance of this resource. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved.

#155 -- Laguna Meadow

In biological terms, the Laguna is equally important as the Cuyamaca meadows. As is the case at Cuyamaca meadow, about 15 sensitive, rare, or endangered plant species can be found at the Laguna meadow, many being different than those at Cuyamaca. Additionally, the meadow is the centerpiece of the Cleveland National Forest's Laguna Mountain Recreation Area, a major recreation resource for San Diego County.

#156 -- Mt. Laguna Coniferous Forest

Very little acreage of undeveloped coniferous exists in San Diego County. Most has been developed with resorts, homes, or summer cabins. Only on portions of Mt. Laguna and in an area to the northwest of Middle Peak can undisturbed tracts of this plant community be found. Additional development of the forest should provide for wildlife habitat and corridors. Residential densities should be sparse. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved.

#157 -- Cuyamaca Coniferous Forest

Very little acreage of undeveloped coniferous exists in San Diego County. Most has been developed with resorts, homes, or summer cabins. Only on portions of Mt. Laguna and in an area to the northwest of Middle Peak can undisturbed tracts of this plant community be found. Additional development of the forest should provide for wildlife habitat and corridors. Residential densities should be sparse. In addition, lands around North Peak may be susceptible to landslides, especially on the already

developed southern slope which rests on an old landslide. The area has a high potential for slippage and a geologic/soils report addressing landslide potential should be performed for all subdivisions in the area. Wildlife corridors and the biodiversity of the Cuyamaca Rancho State Park and the Cleveland National Forest shall be protected and preserved.

#158 -- Roberts' Ranch

The Roberts' Ranch is a richly diverse area containing Riparian and Oak woodland (both Coast Live and Engleman oaks), moist meadows, non-native grasslands (with remnants of some native species), and chemissal chaparral. This diversity of habitat supports a diverse flora and fauna. Any development should be sensitive of this diversity and supply ample open space easements, including wildlife corridors. Care should be given to minimize visual impacts from the National Forest and I-8. The integrity of the Forest, and especially the adjacent Pine Creek Wilderness area and Guatay Mountain should also be respected. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved.

#159 -- Rancho Las Bancas

Like Roberts' Ranch, Rancho Las Bancas is also a richly diverse area containing Riparian and Oak woodland (both Coast Live and Engleman oaks), moist meadows, non-native grasslands (with remnants of some native species), and chemissal chaparral. This diversity of habitat supports a diverse flora and fauna. Any development should be sensitive of this diversity and supply ample open space easements, including wildlife corridors. Care should be given to minimize visual impacts from the National Forest and I-8. The integrity of the Forest, and especially the adjacent Pine Creek Wilderness area and Guatay Mountain should also be respected. Wildlife corridors and the biodiversity of the Cleveland National Forest shall be protected and preserved.

RESOURCE CONSERVATION AREA MAP

APPENDIX C - CNF COLOR STANDARDS

CNF COLOR STANDARDS FOR SUMMER HOME CABINS

I. ROOF COLORS

- A. Fiber Glass Asphalt Shingles similar in color to Celotex:
1. "Rustic Wood" shingles with medium to dark brown roof trim from following lists;
 2. "Chestnut Brown" shingles with dark brown from following lists;
 3. Black (only with gray color scheme) with black roof trim.
*"roof trim" in this case includes the fascia on the gables and along the eaves, the gutters, roof vents and any other features closely associated with the roof.

II. SIDING AND TRIM COLORS

- A. Colors similar to Frazee Exterior Flat Paint:

<u>Siding</u>		<u>Trim</u>
1. 112 Mesquite	with	133 Bark
2. 111 Cocoa	"	140 Oxford Brown

- B. Colors similar to Olympic Semi-Transparent Stain:

<u>Siding</u>		<u>Trim</u>
1. #916 (warm gray)	with	#913 (dark gray)
2. #710 (med greenish brown)	"	#711 (dark brown)
3. #716 Naturaltone Cedar	"	#725 (brown)

- C. Colors similar to Olympic Solid Color Stain:

<u>Siding</u>		<u>Trim</u>
1. Beige Gray	with	New Bark
2. Fawn	"	Coffee
3. Cocoa	"	Coffee
4. Beachwood	"	Coffee or Ebony if black roof is used
5. Sage	"	Coffee for roof trim and Avocado for other trim and/or small amount of white for windows.

D. Colors similar to Olympic Overcoat Housepaint:

<u>Siding</u>		<u>Trim</u>
1. Beige Gray	with	Oxford Brown
2. Clay	"	Oxford Brown

E. Colors similar to Sears Exterior Solid Color Stains:

<u>Siding</u>		<u>Trim</u>
1. Sand Dune 2215	with	Espresso Brown 2227
2. Adobe Brown 2256	"	Espresso Brown 2227
3. Autumn Beige 2220	"	Espresso Brown 2227
4. Teaberry Green 2250	"	Espresso Brown 2227 for roof trim
or		Sagebrush Green 2217 for other trim
5. Georgian Moss 2252		Small amount of white

F. Colors similar to Sears Exterior Paints:

<u>Siding</u>		<u>Trim</u>
1. 061 Desert Sand A	with	066 Saddle Brown A
2. 080 Graystone A	"	029 Tudor Brown A

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